

87 01833

MAIN-PIER REDEVELOPMENT MASTER PLAN, CITY OF HUNTINGTON BEACH, CALIFORNIA

RETURN
TO →

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ALL BOOKS MAY BE RECALLED AFTER 7 DAYS

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BERKELEY, CA 94720



HCA-0074

ATTACHMENT 4

3/31/87

87 01833

Main-Pier Redevelopment Master Plan

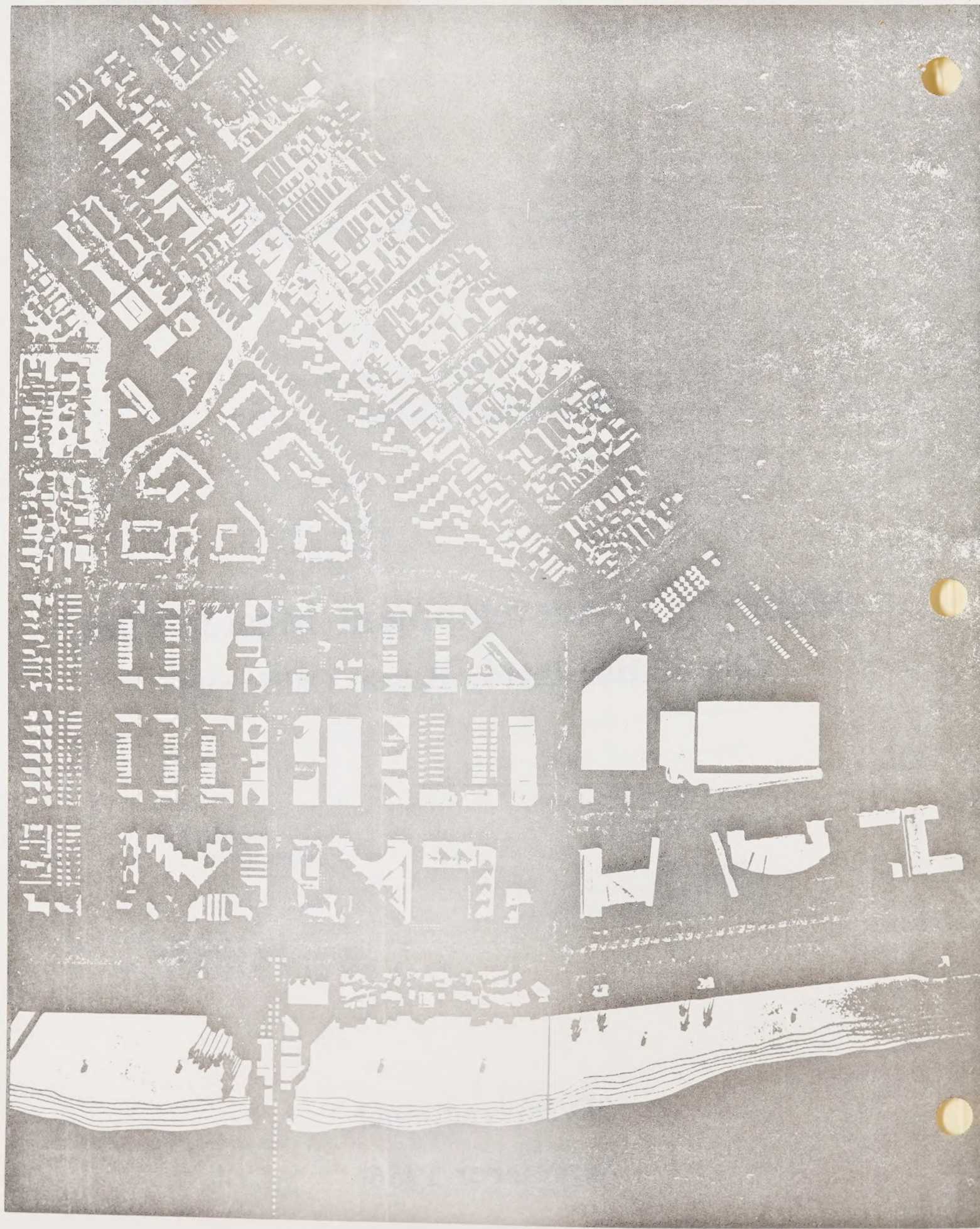
City of Huntington Beach, California

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MAR 19 1987

UNIVERSITY OF CALIFORNIA

3D/International
September 1986



The Huntington Beach Redevelopment Agency commissioned 3D/International to study and make recommendations concerning the re-development of the Main Pier Redevelopment Project area (downtown Huntington Beach) and the Downtown Specific Plan. This area consists of approximately 336 acres and extends from Beach Boulevard along Pacific Coast Highway to the Main Street Pier and continues along Pacific Coast Highway to Goldenwest Boulevard. 3D/International was asked to complete 8 inter-related tasks which culminated in a master plan recommendation. These tasks were:

1. A block-by-block analysis of each of the seven sub-areas in the Main Pier Redevelopment area.
2. Recommendations on land uses and redevelopment intensity with site specific projects.
3. Development of a three-dimensional base model at 1"=50' scale, upon which individual development models can be placed.
4. Development of a block-by-block sub-area base map showing existing, proposed, and recommended developments.
5. Prepare a recommended ultimate redevelopment scenario, based on current market information and infrastructure constraints, including total amount of commercial and office square footages, residential units, community facilities, and required parking.
6. Prepare a comparison of the recommended ultimate redevelopment scenario with the guidelines contained in the Downtown specific plan.
7. Prepare a recommendation on phasing of the redevelopment projects to achieve ultimate development.
8. Prepare design recommendations for streets, plazas, landscaping, and other public improvements.

During the planning process, the 3D/I Team has worked closely with the City of Huntington Beach Redevelopment staff, administration, and department heads; attended City Council and Planning Commission work sessions; and listened to the concerns of citizen groups, developers and their consultants. Through this process, we have identified some major issues which should be addressed in a Master Plan, and we have reached several conclusions.

1. There is a real need for physical and economic redevelopment in the downtown area of Huntington Beach surrounding Main Street and the Pier.
2. There is a need to create an identifiable place where redevelopment can occur. The creation of a "sense of place" is critical to the success of redevelopment.

3. There are a number of separate development proposals in process. There is a need for a unifying direction to facilitate these developments moving forward in a coordinated manner in order to enhance each other and the downtown area.
4. There is a need to renew a sense of community for downtown Huntington Beach, and a need to create an integrated and unified downtown district as a desirable place for people to live, work, shop and visit.
5. The Downtown Specific Plan is a compilation of zoning ordinances. It is not a master plan or a development guide, and will not, on its own accord create or help to create a unified downtown for the City of Huntington Beach.
6. There is a traffic congestion problem and a parking problem that the city needs to solve within the redevelopment effort.
7. There is a need to synthesize as many ideas and development proposals as possible, with economic reality, in order to achieve a realistic, workable and acceptable redevelopment plan for the City of Huntington Beach.
8. The thriving economy of Southern California will create development pressure that Huntington Beach will not be able to resist. This master plan study is an attempt to set up a planning framework to positively channel these development forces to create an outstanding place to live, work, and visit along the Pacific Coast.

The Design Team and City Redevelopment Agency staff and administration have, over the past months, synthesized the existing constraints, ongoing proposals, individual concerns, and sound urban design principles in an effort to create a redevelopment scenario for the main-pier area. The Team has developed a number of concepts which can guide the redevelopment effort. These urban design concepts are a framework of "Big Ideas" which should not change over time and are not design specific.

The Master Plan is a more specific set of ideas that recommends specific land uses, and a range of development intensity. The Master Plan also suggests building heights and set backs, as well as a scenario for hardscape improvements, landscaping, and street lighting. The intent of these recommendations is to create a quality urban space and a "sense of place" in the main-pier redevelopment area, (downtown Huntington Beach). Developing a vital sense of place is critical to the success of the redevelopment effort.

The 3D/International Planning Team offers these recommendations along with the conceptual diagrams, illustrative plans and diagrams, redevelopment scenario, and the 3 dimensional model of the downtown area to the City of Huntington Beach as a means to achieve the workable and acceptable redevelopment of downtown Huntington Beach.

1. Adoption of the redevelopment Master Plan as a basis for approving development proposals.

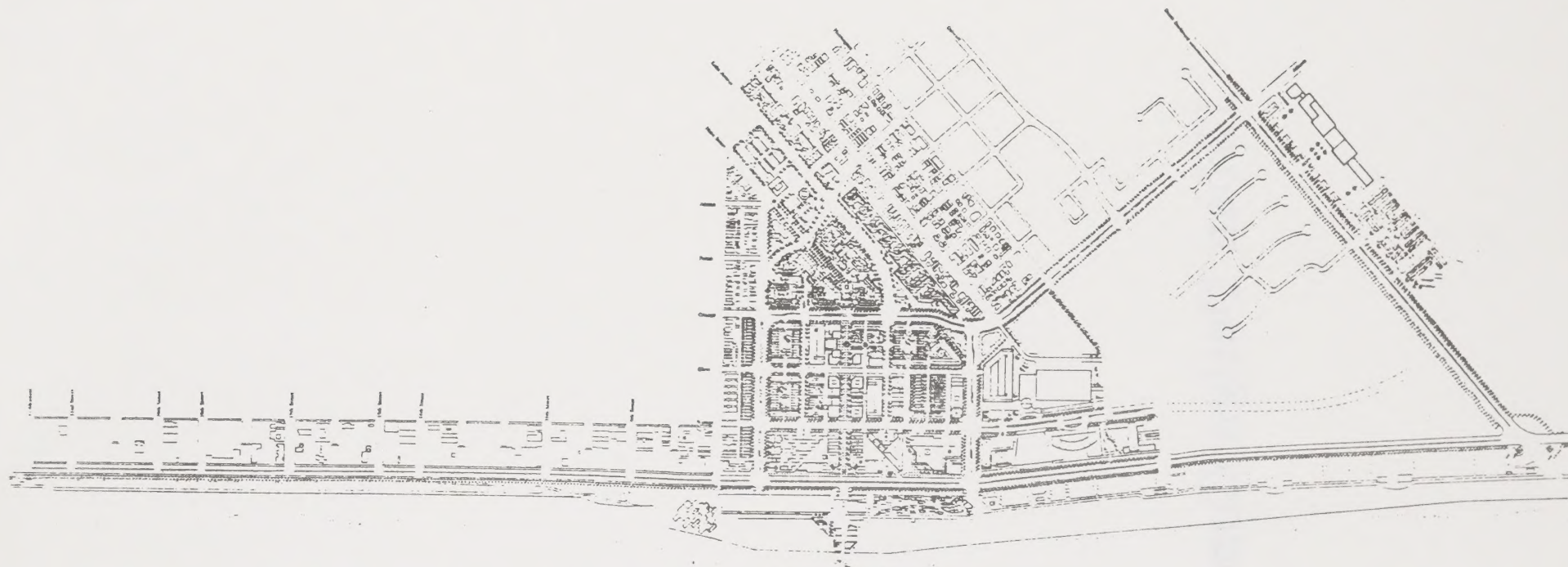
2. City initiation of infrastructure improvements:
 - Street relocation and widening
 - Creation of boulevards and a landscaping program
 - Creation of Main street as a pedestrian zone
 - Development of the community center park
 - Development of the historic square (Old Town)
 - Construction of city parking garages
3. Approval of:
 - Pierside
 - Phase 1
 - Phase 2
 - Townsquare
4. Create and plan for a convention center to extend the visitor season and enlarge the economic base of the area.
5. Create and plan for the Transportation Center to serve the downtown community, beach users, and tourists.
6. Pursue the Cousteau Center as a major tourist destination.
7. Create community awareness, interest, and support by a public relations/education campaign.
8. Perform additional studies:
 - a. A specific market/economic study to determine and understand how to better implement the plan and create a commercial/office market in the area.
 - b. The existing oil wells are an obstacle to development. Determine if "unitization" is a feasible solution to the problem.
 - c. Initiate a public relations/visitors bureau program to generate a broader tourist interest in the area. Creating a "NAME" for the downtown area is a critical part of this effort.
9. Sponsor competitions for the design of entry portals, gateways, fountains, public plazas and parks to generate public support and understanding of the downtown redevelopment project.



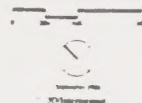
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Urban Design Concepts



HUNTINGTON BEACH MASTER PLAN



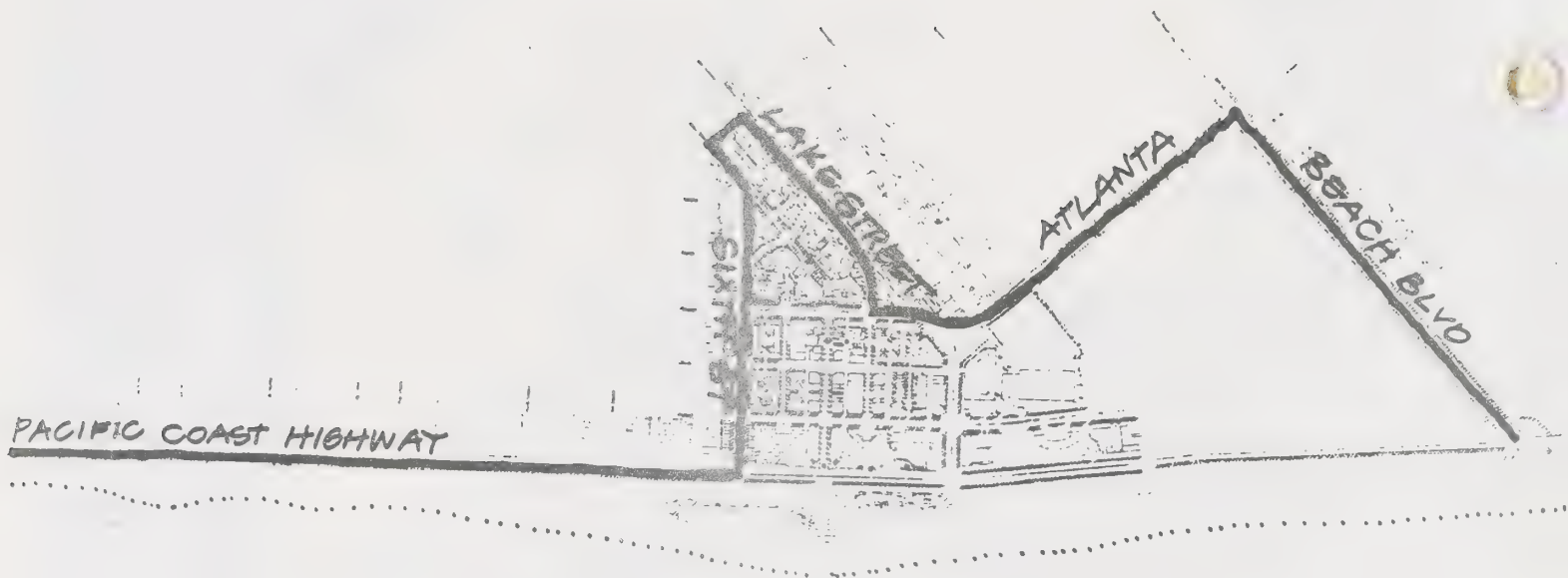


HUNTINGTON BEACH MASTER PLAN



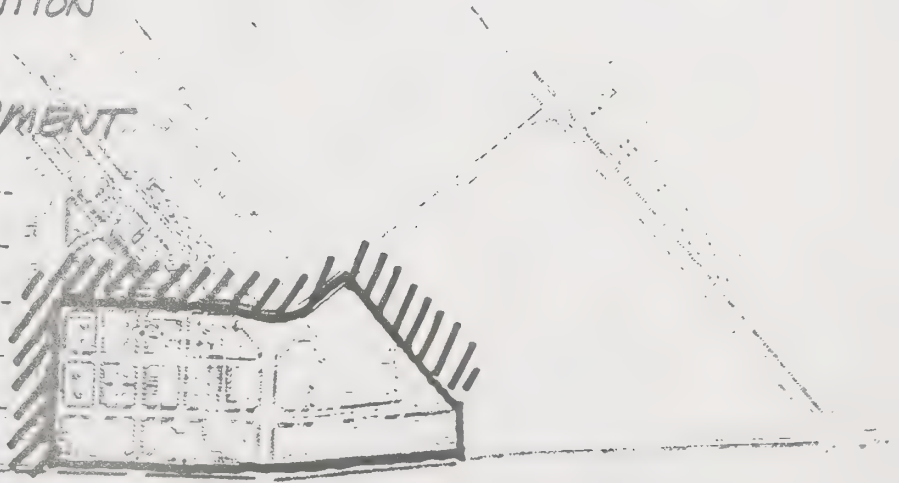
September 1986
Huntington Beach



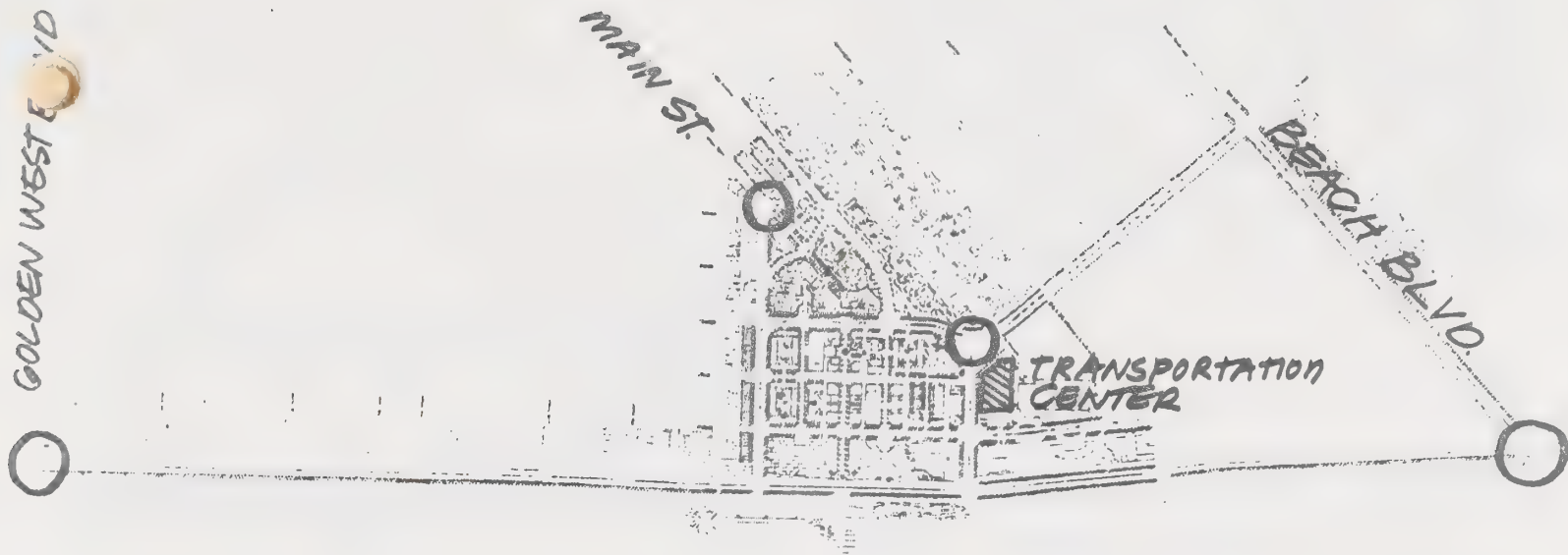


Reinforce The Identifiable Edges Of The Redevelopment Area

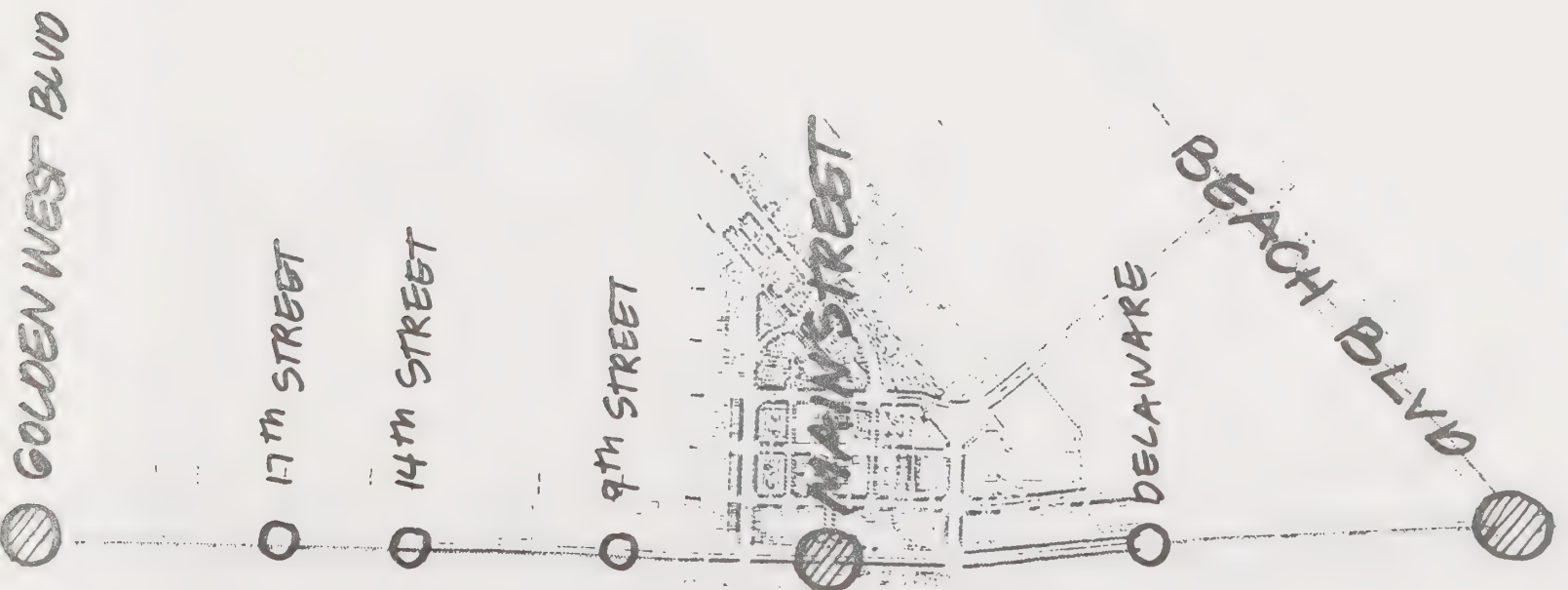
PROVIDE A BUFFERING TRANSITION
ZONE BETWEEN THE EXISTING
RESIDENTIAL COMMUNITY AND
NEW COMMERCIAL DEVELOPMENT



Reinforce The Identifiable Edges Of Downtown Huntington Beach

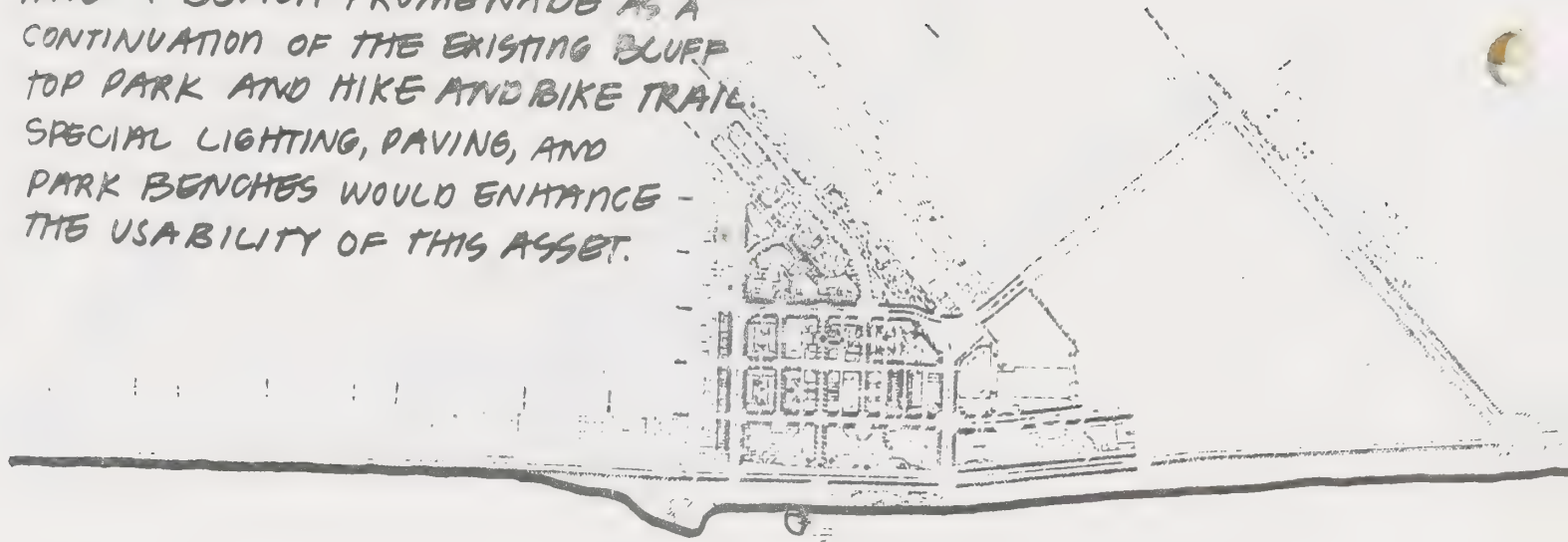


Establish Gateways Into The Redevelopment Area

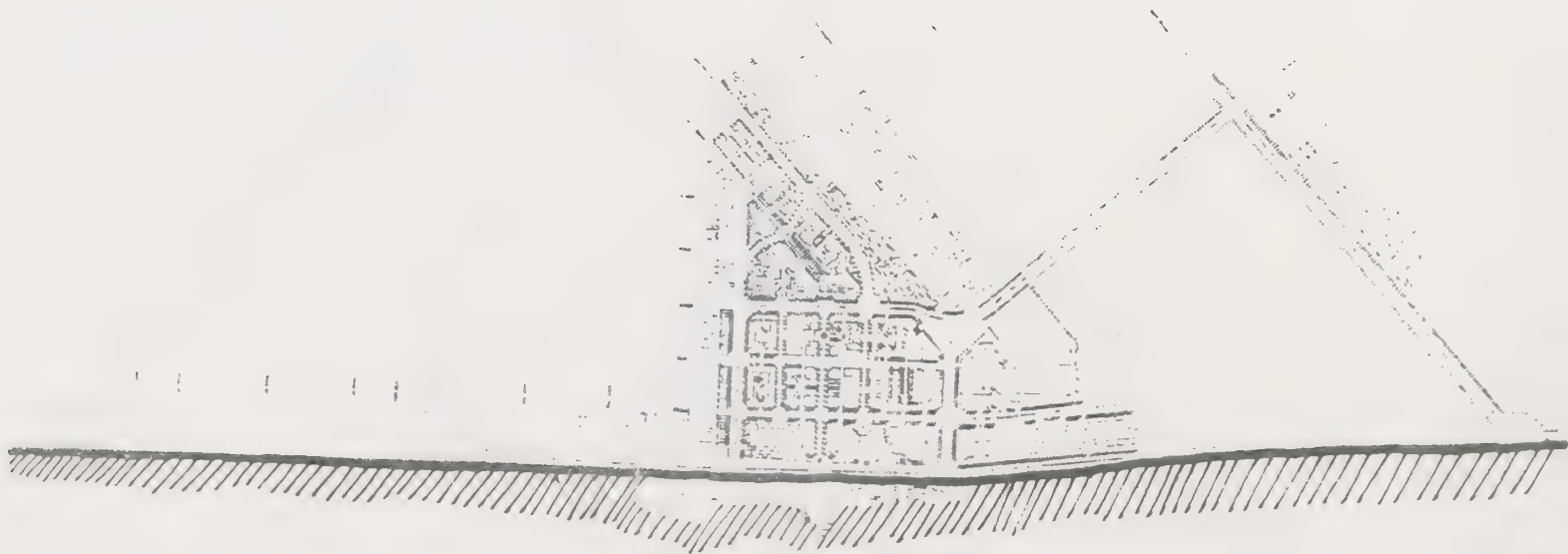


Create Portals To The Beach

THE EXISTING BEACH ACCESS ROAD
HAS THE POTENTIAL TO BE TRANSFORMED
INTO A BEACH PROMENADE AS A
CONTINUATION OF THE EXISTING BLUFF
TOP PARK AND HIKE AND BIKE TRAIL.
SPECIAL LIGHTING, PAVING, AND
PARK BENCHES WOULD ENHANCE
THE USABILITY OF THIS ASSET.



Redevelop and Improve The Existing Access Road
As Beach Promenade



Preserve Remaining Beach Land For Recreational Use

HIKE + BIKE TRAIL

COMMUNITY CENTER PARK

'HISTORIC' SQUARE
(OLD TOWN)

BEACH BLVD PARK

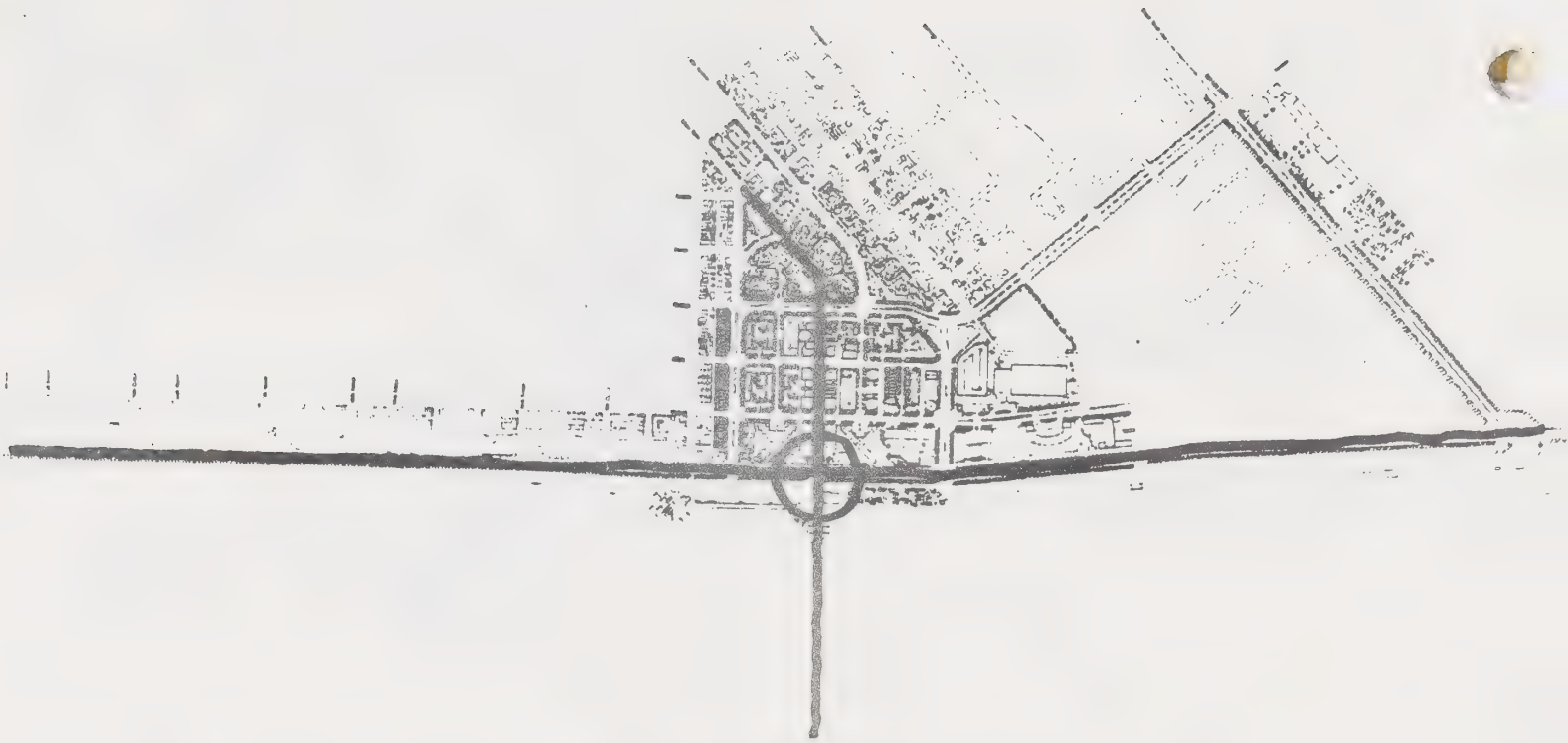
BLUFF TOP PARK

PUBLIC PARKS AT CONV.
CENTER AND AT COUSTEAU
CENTER

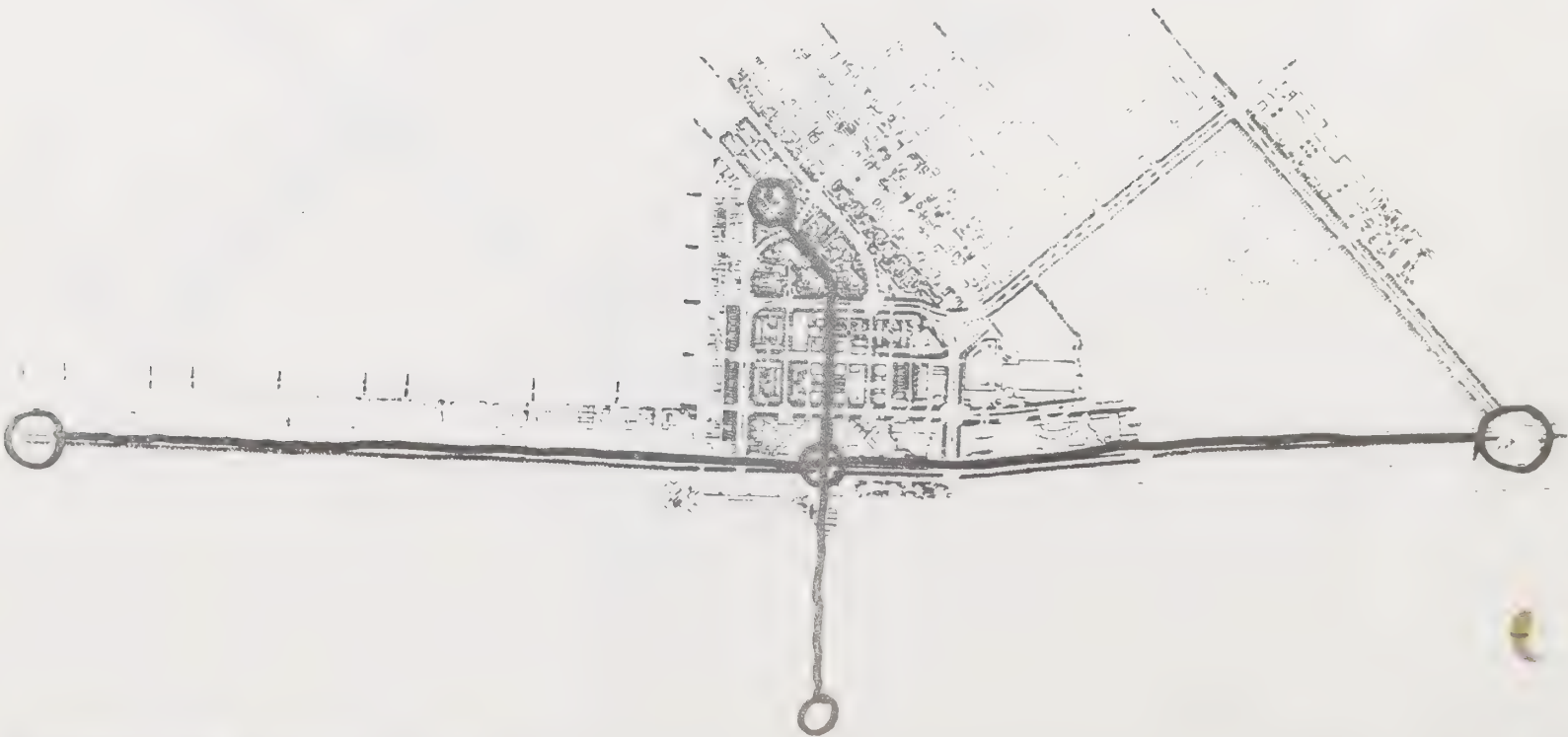
Public Park Space



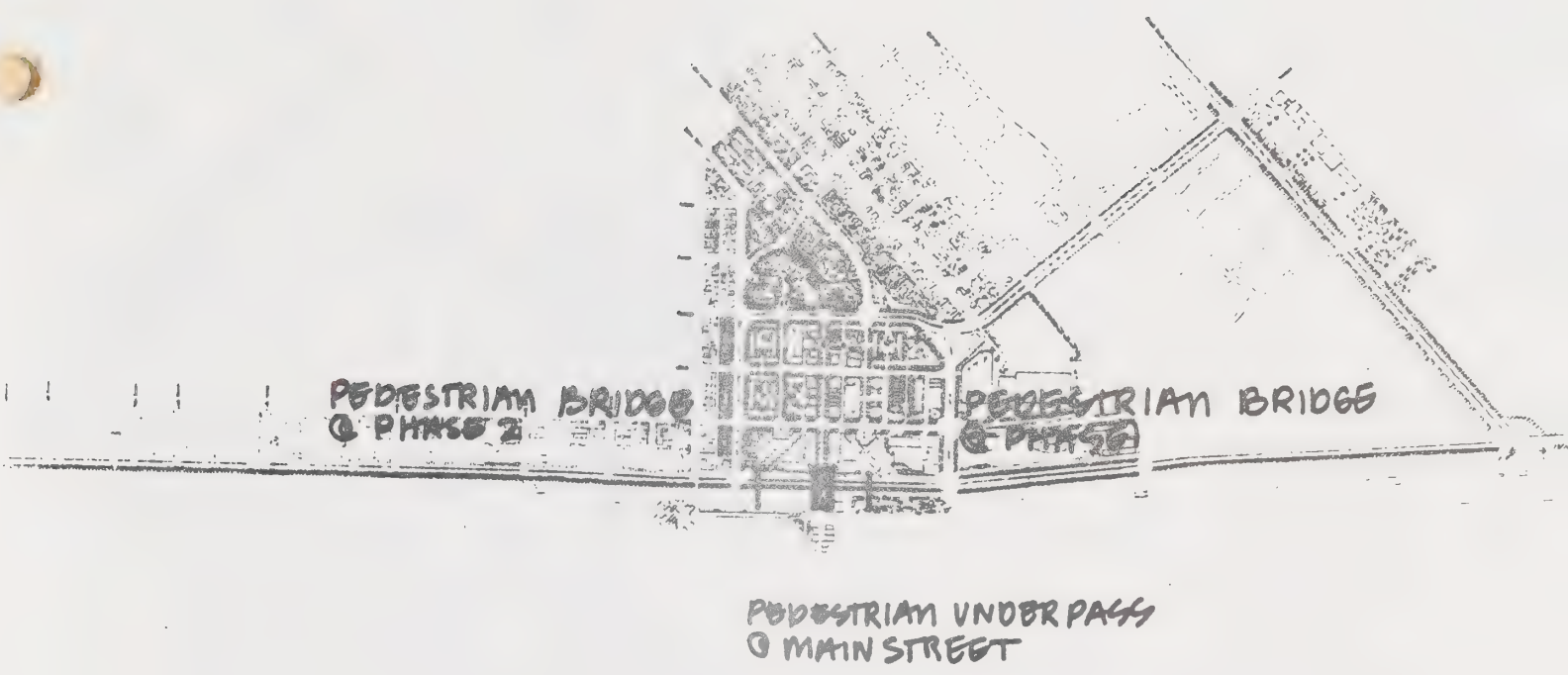
Landscaped Boulevards



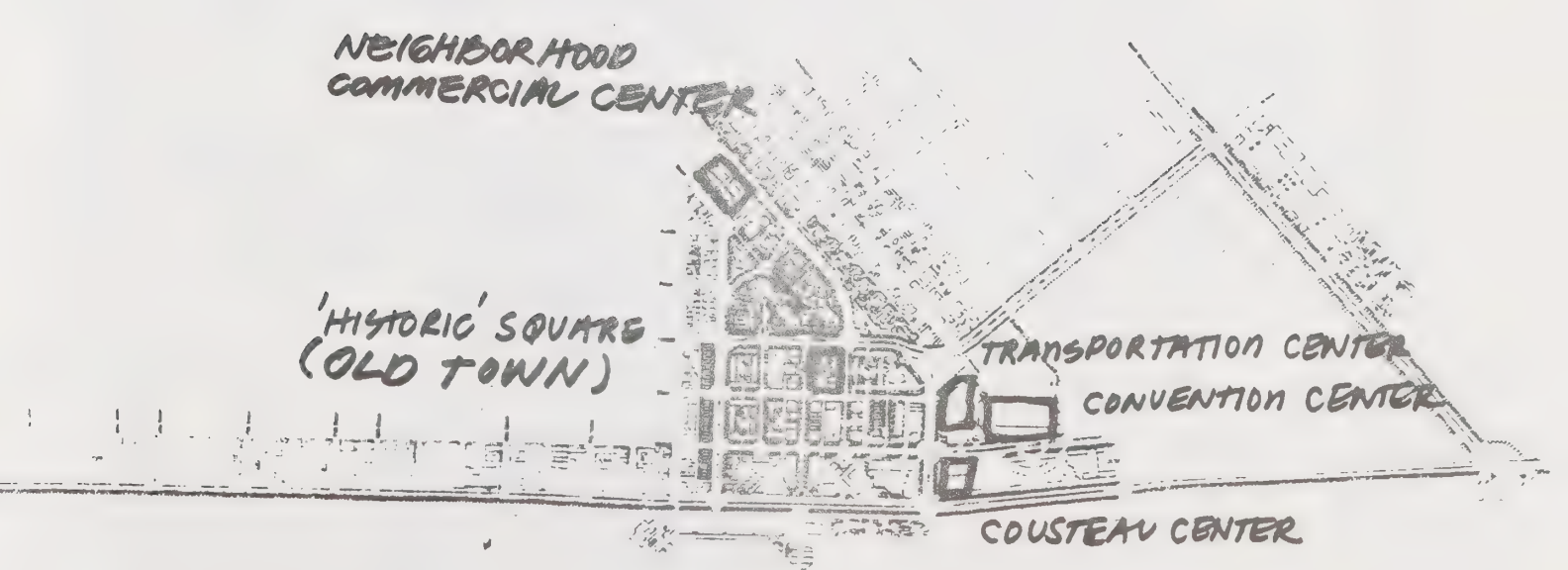
Main Street and Pier Are The Focus For Redevelopment



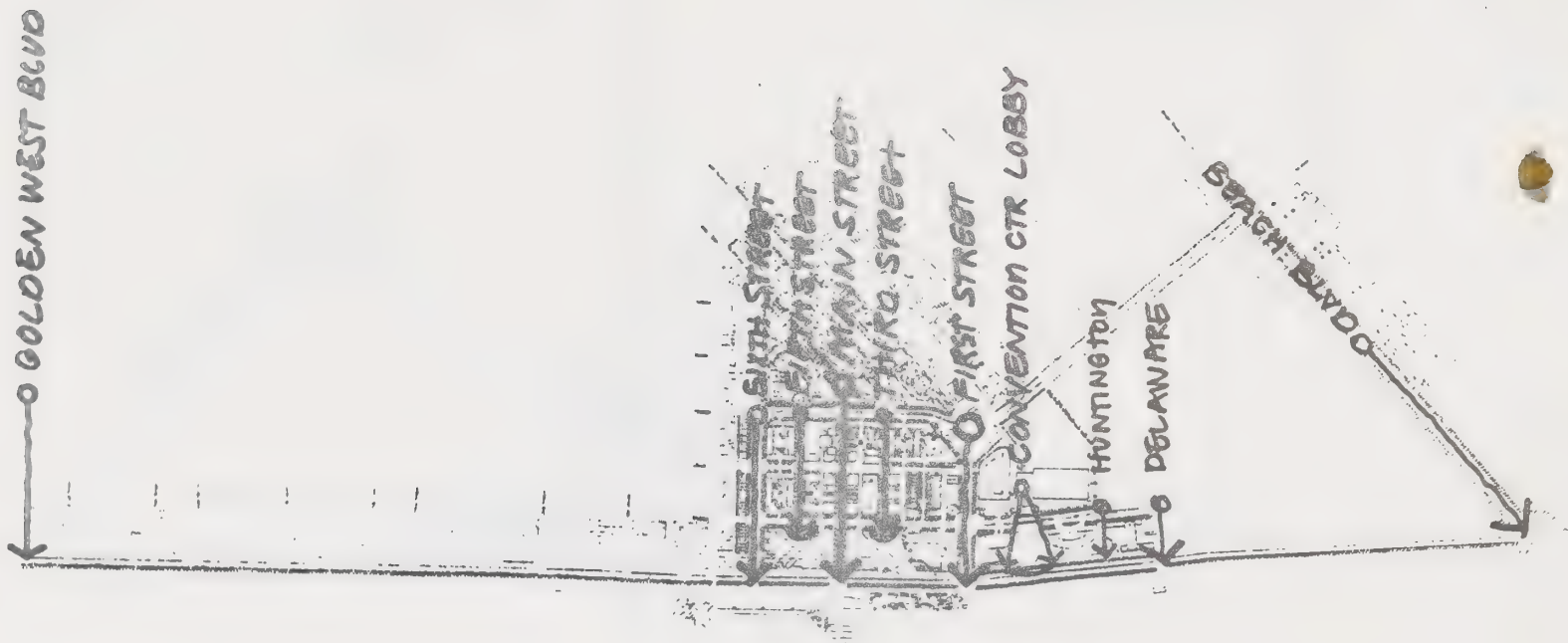
Establish Anchors For Redevelopment



Create Pedestrian Links Across Pacific Coast Hwy.



New Land Uses



View Corridors

BLOCK REFERENCE	# PUMPS	# TANKS
151	1	1
145	3	6
152	0	2
146	4	3
142	6	4
144	1	1
166	7	6
165	4	2
163	4	6
162	9	19
161	1	2
SUB AREA 3	10	5
TOTAL	50	57



Oil Well Unitization



HUNTINGTON BEACH MASTER PLAN

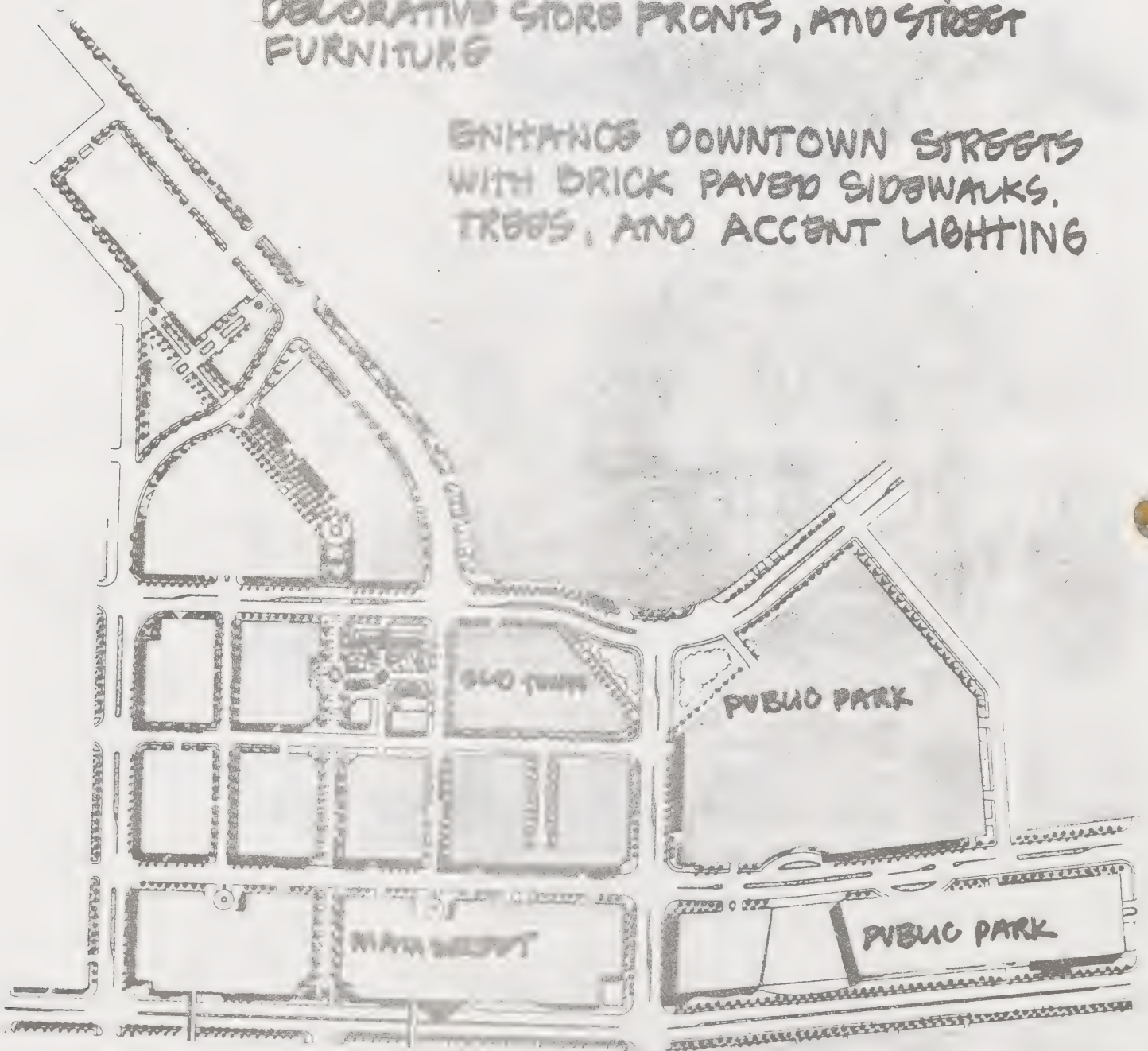


307 International

CREATE PALM AVENUES AND LANDSCAPED MEDIANS
ALONG THE PRIMARY AND SECONDARY STREETS.

EMPHASIZE MAINSTREET WITH BRICK PAVING,
TREES, FOUNTAINS, ACCENT LIGHTING,
DECORATIVE STORE FRONTS, AND STREET
FURNITURE

ENHANCE DOWNTOWN STREETS
WITH BRICK PAVED SIDEWALKS,
TREES, AND ACCENT LIGHTING



Downtown Streetscape

FOUNTAIN
OR SCULPTURE

COMMUNITY CENTER PARK
TERMINUS OF PEDESTRIAN MAIN STREET

MAINTAIN PUBLIC ACCESS
THROUGH 'TOWN SQUARE'

FOUNTAIN
TERMINUS OF VISITOR
ORIENTED MAIN STREET

COMMERCIAL PLAZA
ALONG ORANGE STREET

'HISTORIC' SQUARE
(OLD TOWN)

BRICK PAVING
STOREFRONT TO STOREFRONT

STREET TREES

ACCENT STREET LIGHTING

STREET FURNITURE

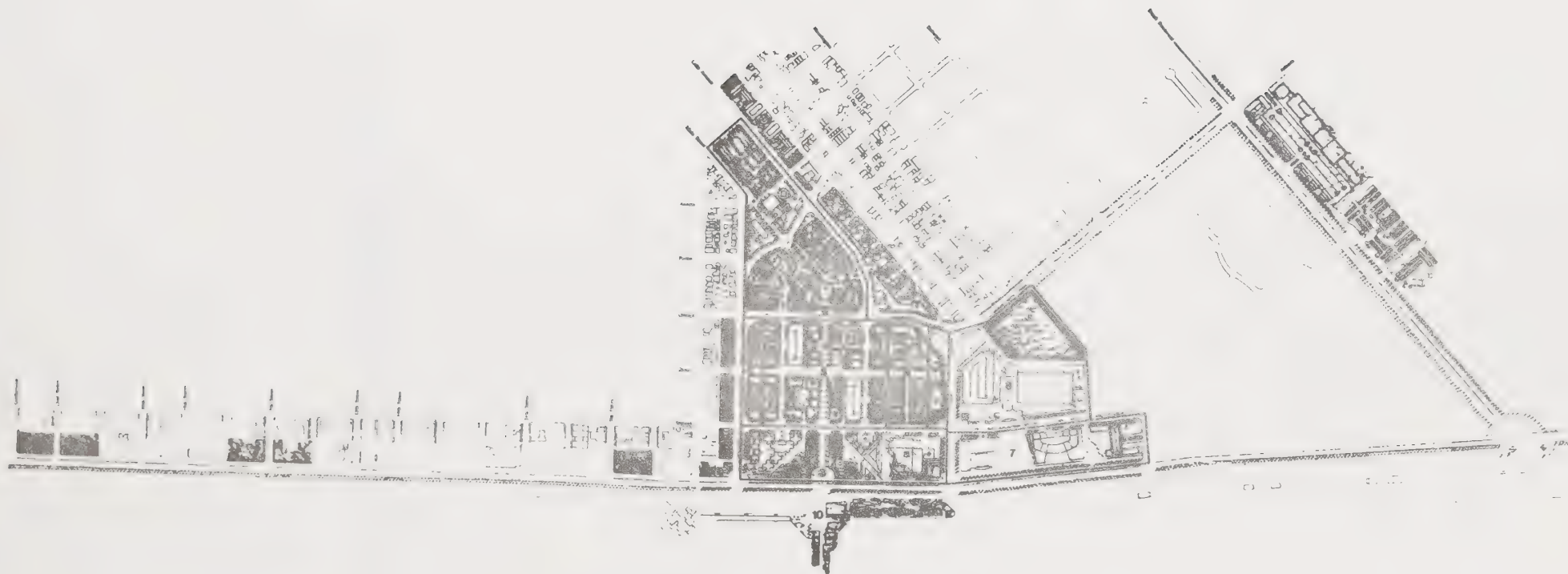
PEDESTRIAN UNDERPASS

PIER SIDE

BEACH AMPHITHEATER
+ STEPS DOWN TO BEACH

Main Street
Pedestrian Plaza






Land Use Recommendation



HUNTINGTON BEACH MASTER PLAN



Huntington Beach
California

-  Residential
-  Commercial Office
-  Hotel
-  Civic Building
-  Parking Structure

Acacia

Pearl

Orange

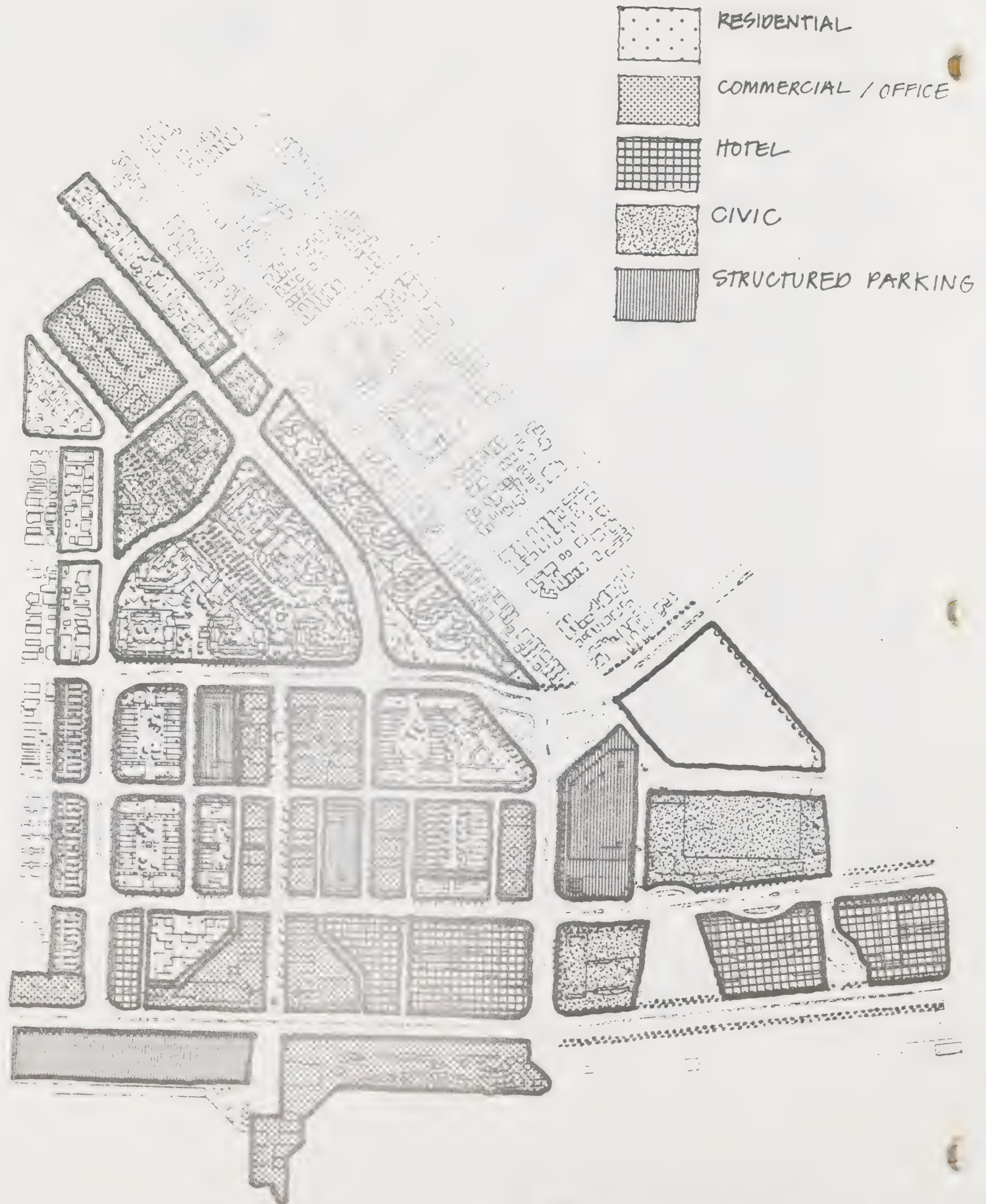
Olive

Walnut

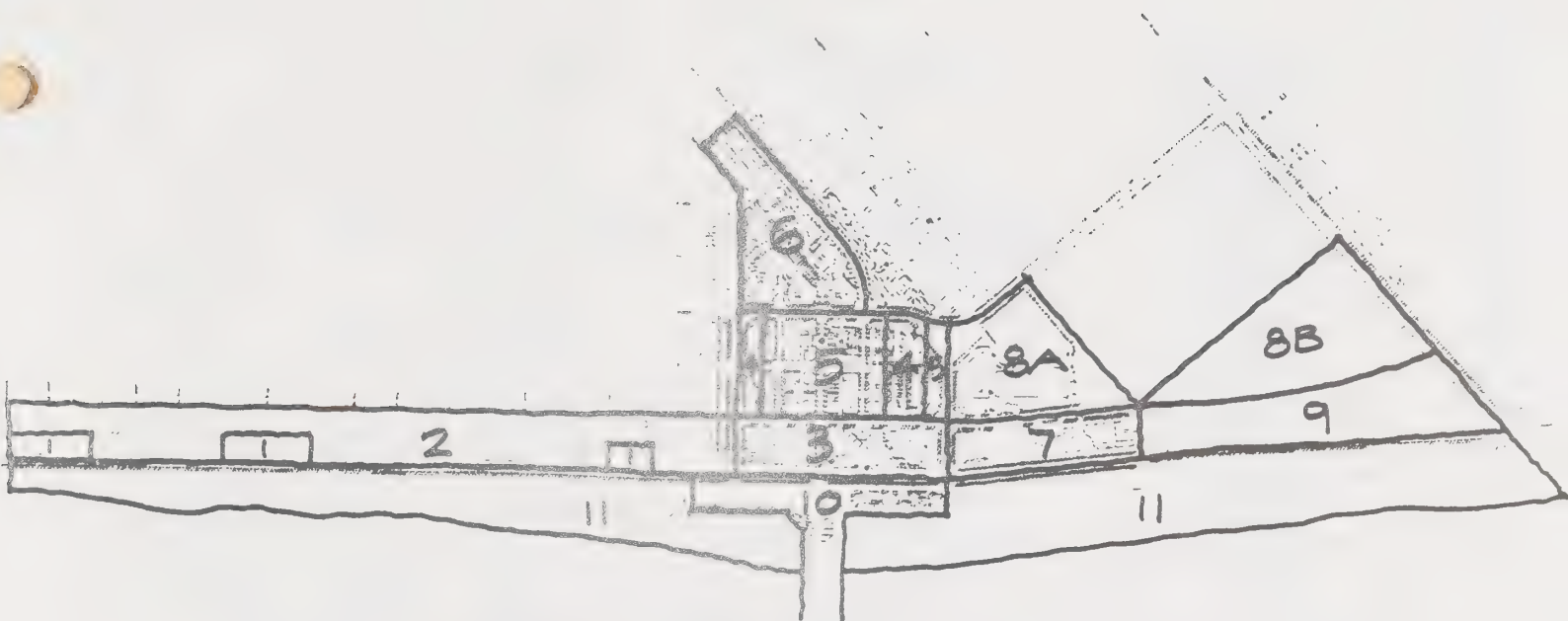
Pine

HUNTINGTON BEACH MASTER PLAN





Proposed Land Uses



RECOMMENDED MAX.

RECOMMENDED DEVEL.

District 1				
Commercial	45,000 SF (1)		45,000 SF (1)	
Hotel	54 Rms (1)		54 Rms (1)	
Residential	DU		DU	
District 2				
Residential	500 DU (1)		500 DU (1)	
District 3				
Commercial	280,000 SF (3) (8)	1750 c	280,000 SF (3) (8)	1750 c
Hotel	700 Rm		600 Rm	
Residential	275 DU		260 DU	
District 4				
Commercial	13,000 SF	80 c	13,000 SF	80 c
Office	32,000 SF	85 c	32,000 SF	85 c
Residential	200 DU		150 DU	
District 5				
Commercial	180,000 SF	1125 c	173,000 SF	1080 c
Office	445,000 SF	1270 c	380,000 SF	1080 c
District 6				
Commercial	60,000 SF (4)	160 c	55,000 /sf (4)	160 c
Office	360 DU		360 DU	
District 7				
Commercial	SF		SF	
Hotel	600 Rm		500 Rm	
Museum	18,000 SF	100 c	120,000 SF	670 c
District 8A				
Commercial	10,000 SF	63 c	5,000 SF	c
Residential	168 DU		DU	
Convention Ctr	280,000 SF	560 c	200,000 SF	c
Oil Utilization			35 Pumps	35 Tanks
District 8B				
Residential	900 DU		900 DU (1)	
District 9				
Commercial	80,000 SF (1)		80,000 SF (1)	
Hotel	800 Rm (1)		800 Rm (1)	
Residential	DU		DU	
District 10				
Commercial	125,000 SF (7)	781 c	125,000 SF (7)	781 c
District 11				
Commercial	10,000 SF	600 c (6)	7000 SF	600 c (6)
Residential	106 DU		106 DU	
TOTAL				
Commercial	803,000 SF		783,000 SF	
Office	507,000 SF		432,000 SF	
Hotel	2154 Rm		1954 Rm	
Residential	2850 DU		2206 DU	
Museum	180,000 SF		120,000 SF	
Convention Ctr.	280,000 SF		200,000 SF	
Oil Utilization			35 Pumps	35 Tanks

ESTIMATED CAR COUNT

x 80% = 5860 Cars

7320 c

x 80% = 5400 Cars

6768 C

Redevelopment Scenario Downtown Specific Plan Districts

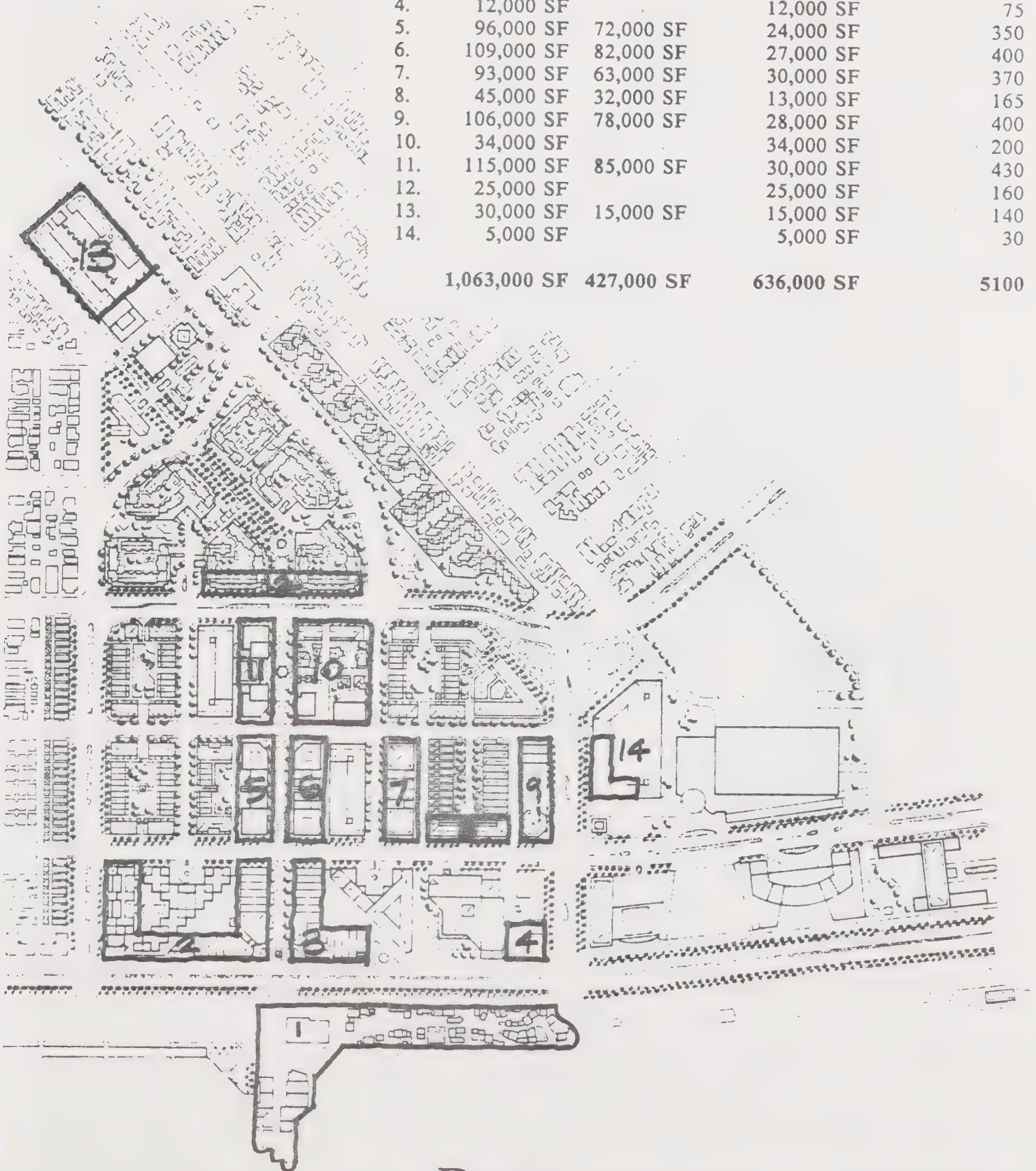
	RECOMMENDED MAX.		RECOMMENDED DEVEL.	
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District 3				
Commercial	280,000 SF (3) (8)	1750 c	280,000 SF (3) (8)	1750 c
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District 4				
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Office	32,000 SF	85 c	32,000 SF	85 c
Residential	200 DU		150 DU	
District 5				
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Commercial	60,000 SF (4)	160 c	55,000 /sf (4)	160 c
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District 7				
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District 8B				
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Convention Ctr.	280,000 SF		200,000 SF	
Oil Utilization			35 Pumps	35 Tanks
TOTAL ESTIMATED CAR COUNT		7320 c		6768 C
	x 80% = 5860 Cars		x 80% = 5400 Cars	

Footnotes

1. Not included in 3D/I study numbers supplied by Redevelopment Agency Downtown specific plan alternative development scenarios.
2. Based on existing condition 1986.
3. Includes 60 B+B @ (60) 625 + 20% = 45,000 GSF.
4. 2500 SF commercial along Orange contributing to in lieu parking load.
5. In lieu parking road (parking allowed off site by specific plan.
Commercial @ 6.25/1000
Office @ 11350
6. Beach Parking load.
7. Pier Side Development - 4/8/86 106,000 N Leasable SF
696 Parking
1,147 Parking
8. Phase 2 Development - 4/8/86 117,000 GSF Commercial
45,000 GSFB+B (60 B+B) 625 @ 20%=45,000
GSF
260 Dwelling Units
688 Parking

COMMERCIAL DEVELOPMENT

	Total	Office	Commercial	Cars
1.	125,000 SF		125,000 SF	700
2.	162,000 SF		162,000 SF	1000
3.	106,000 SF		106,000 SF	650
4.	12,000 SF		12,000 SF	75
5.	96,000 SF	72,000 SF	24,000 SF	350
6.	109,000 SF	82,000 SF	27,000 SF	400
7.	93,000 SF	63,000 SF	30,000 SF	370
8.	45,000 SF	32,000 SF	13,000 SF	165
9.	106,000 SF	78,000 SF	28,000 SF	400
10.	34,000 SF		34,000 SF	200
11.	115,000 SF	85,000 SF	30,000 SF	430
12.	25,000 SF		25,000 SF	160
13.	30,000 SF	15,000 SF	15,000 SF	140
14.	5,000 SF		5,000 SF	30
	1,063,000 SF	427,000 SF	636,000 SF	5100

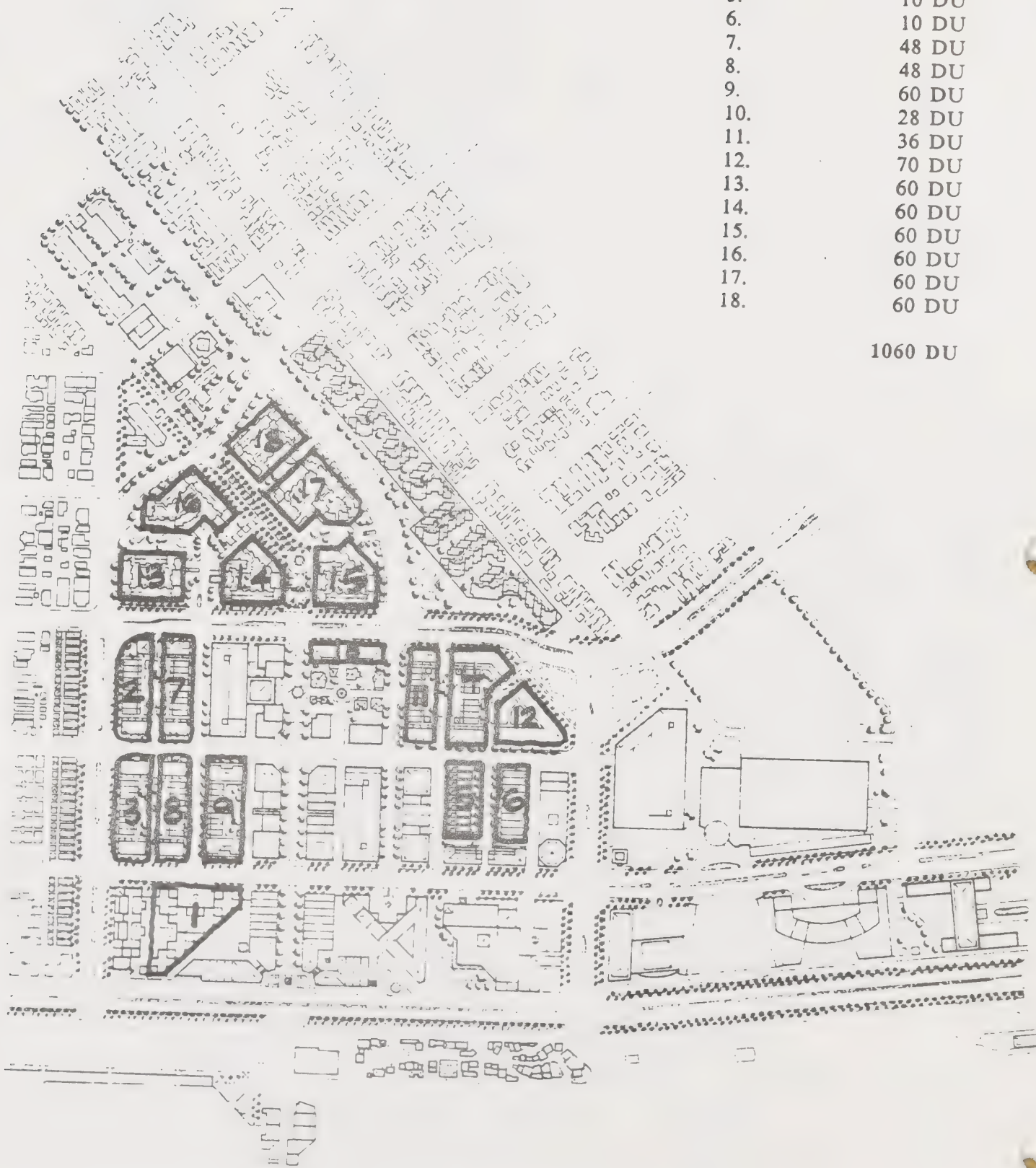


Downtown Redevelopment
Commercial and Office Space

RESIDENTIAL DEVELOPMENT

1.	260 DU
2.	32 DU
3.	34 DU
4.	64 DU
5.	10 DU
6.	10 DU
7.	48 DU
8.	48 DU
9.	60 DU
10.	28 DU
11.	36 DU
12.	70 DU
13.	60 DU
14.	60 DU
15.	60 DU
16.	60 DU
17.	60 DU
18.	60 DU

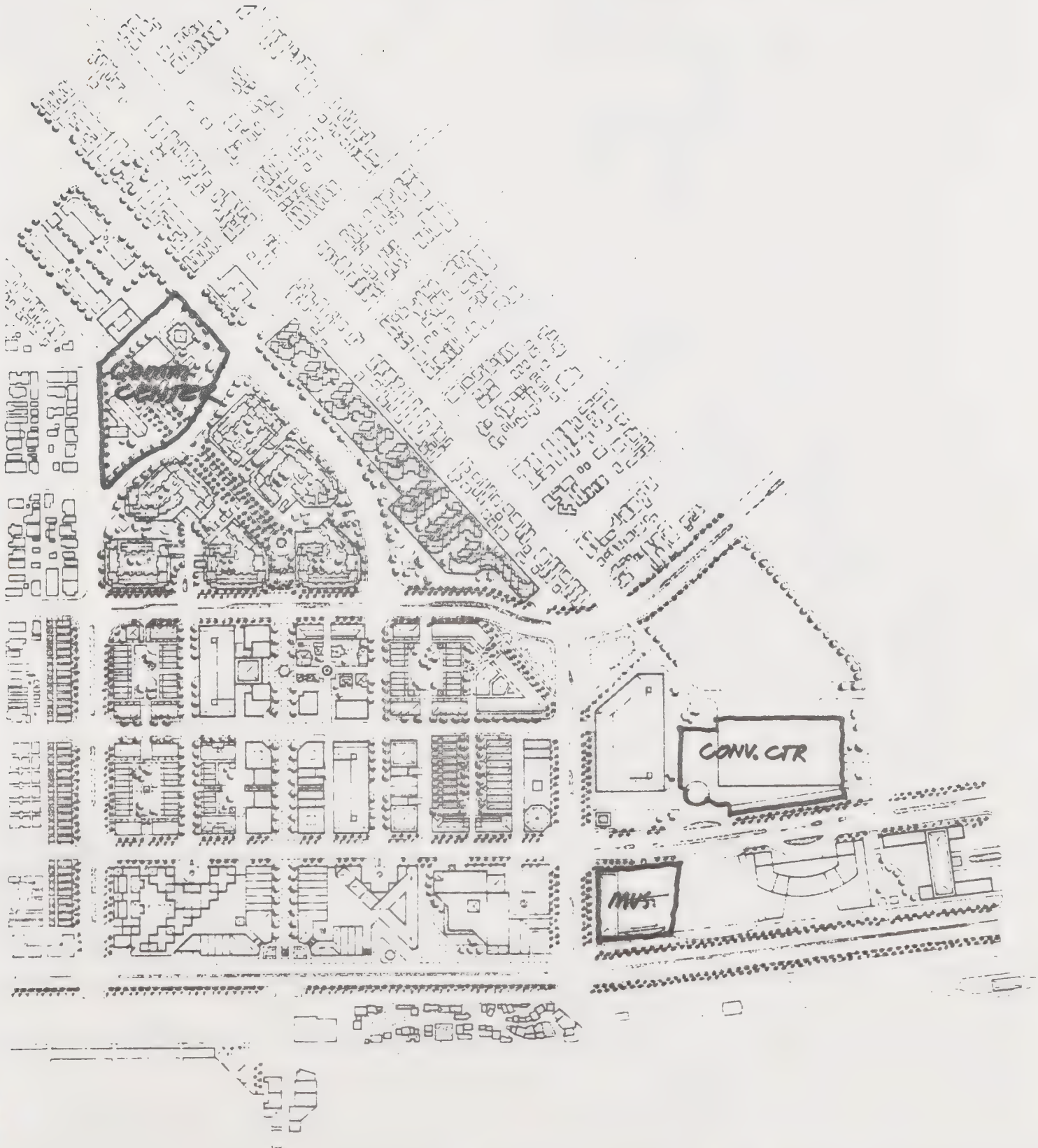
1060 DU



Downtown Redevelopment
Residential Dwelling Units

CIVIC DEVELOPMENT

Museum	120,000 SF	670 Cars
Conv. Ctr.	200,000 SF	450 Cars
Community Ctr.	60,000 SF	



Downtown Redevelopment

Civic Development

HOTEL DEVELOPMENT

1. 300 Rms.
2. 300 Rms.
3. 300 Rms.
4. 200 Rms.

1100 Rms



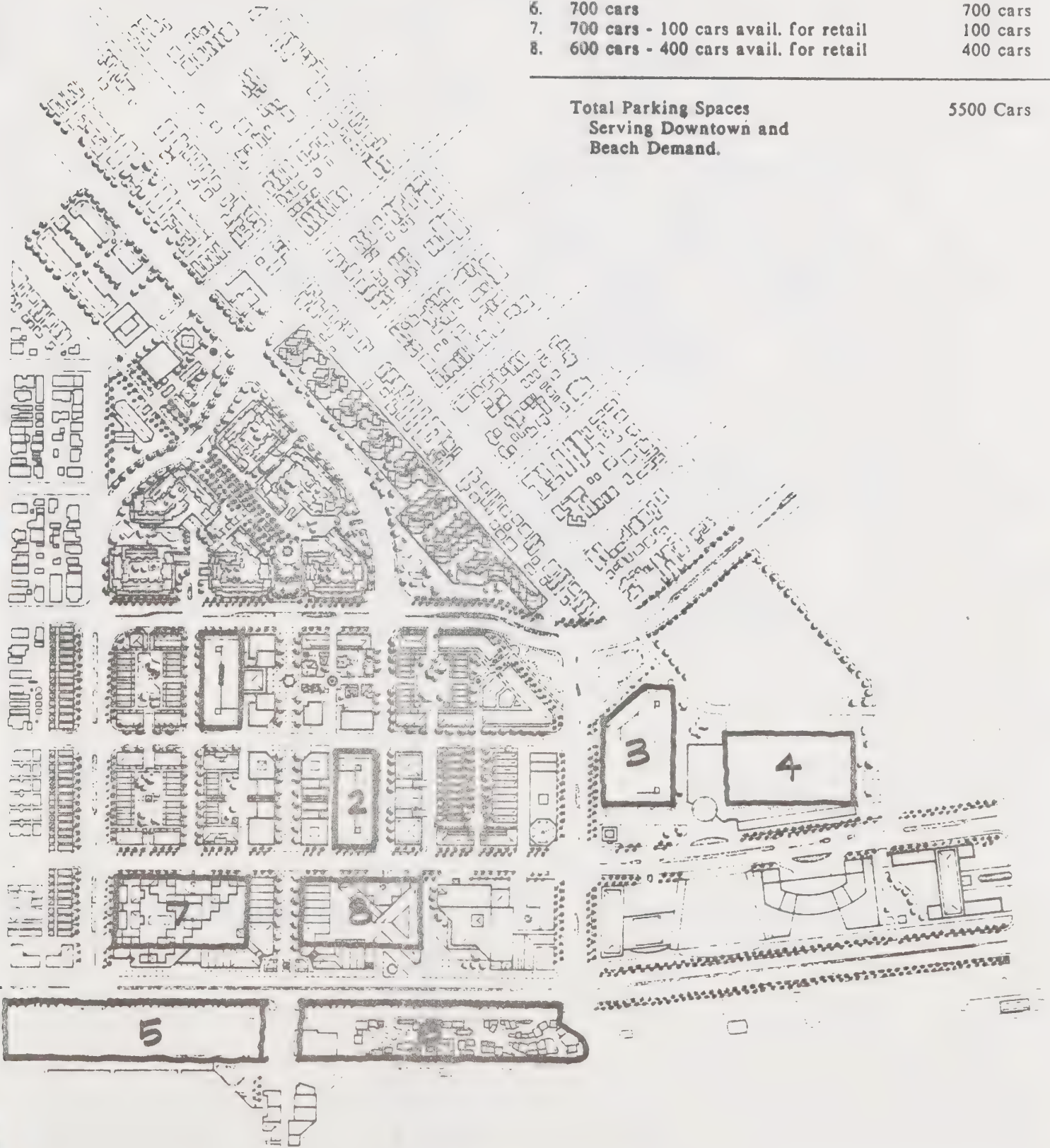
Downtown Redevelopment Hotel Development

PARKING STRUCTURES

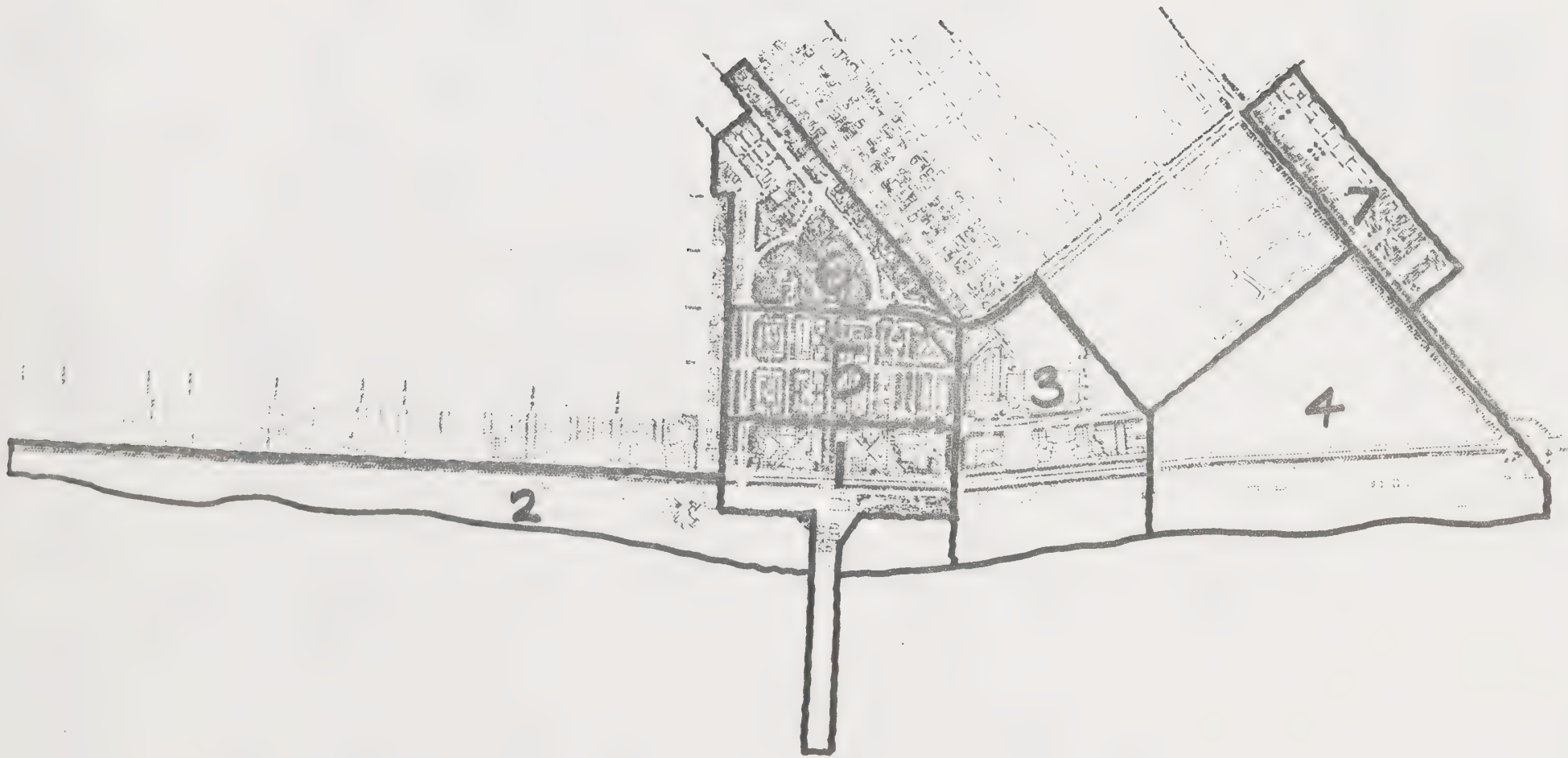
1.	130 cars/level @ 4.5 levels	585 cars
2.	130 cars/level @ 4.5 levels	585 cars
3.	300 cars/level @ 5 levels	1500 cars
4.	300 cars/level @ 1.5 levels	450 cars
5.	1150 cars	1150 cars
6.	700 cars	700 cars
7.	700 cars - 100 cars avail. for retail	100 cars
8.	600 cars - 400 cars avail. for retail	400 cars

**Total Parking Spaces
Serving Downtown and
Beach Demand.**

5500 Cars



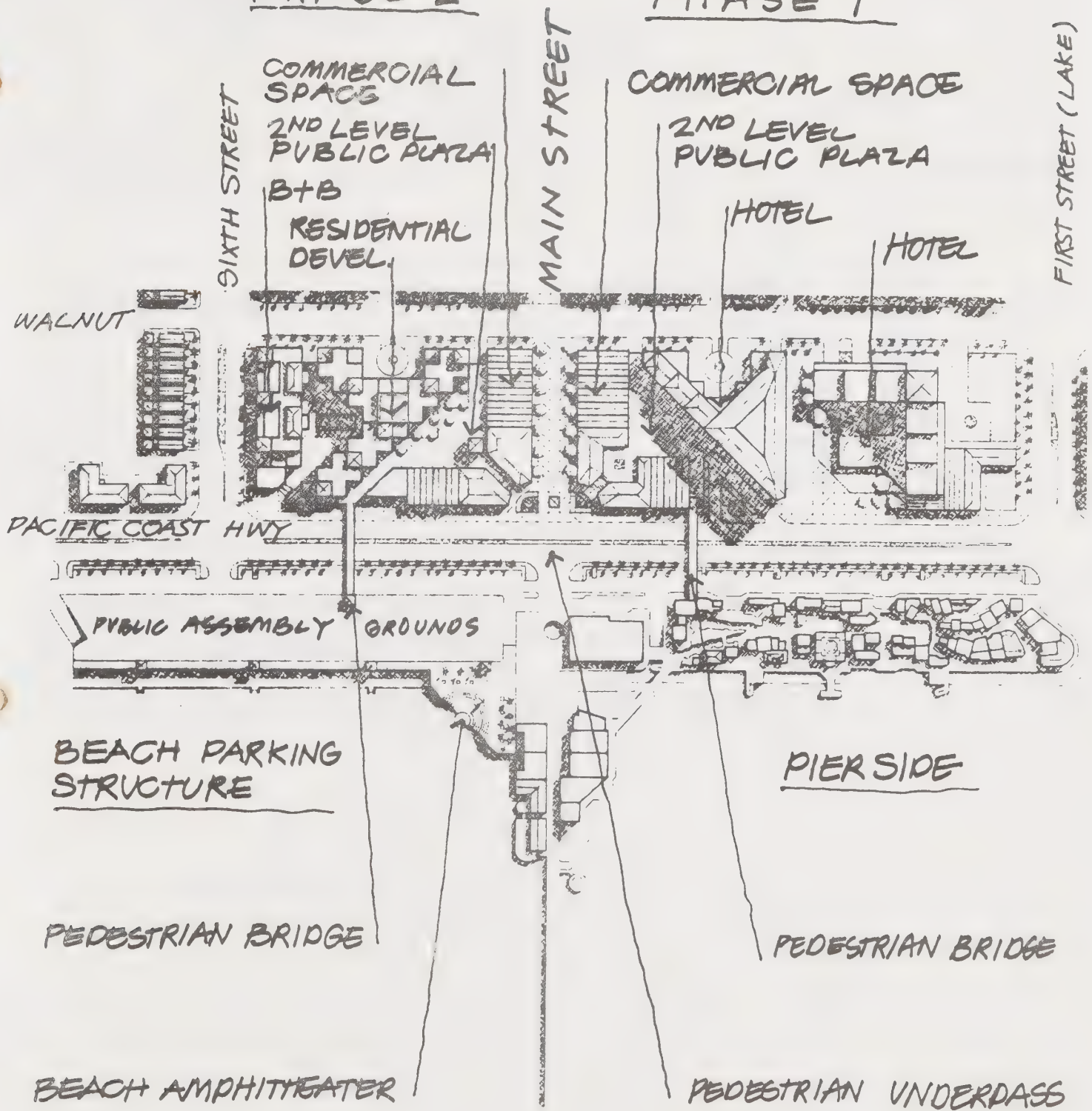
Downtown Redevelopment Downtown Parking Structures



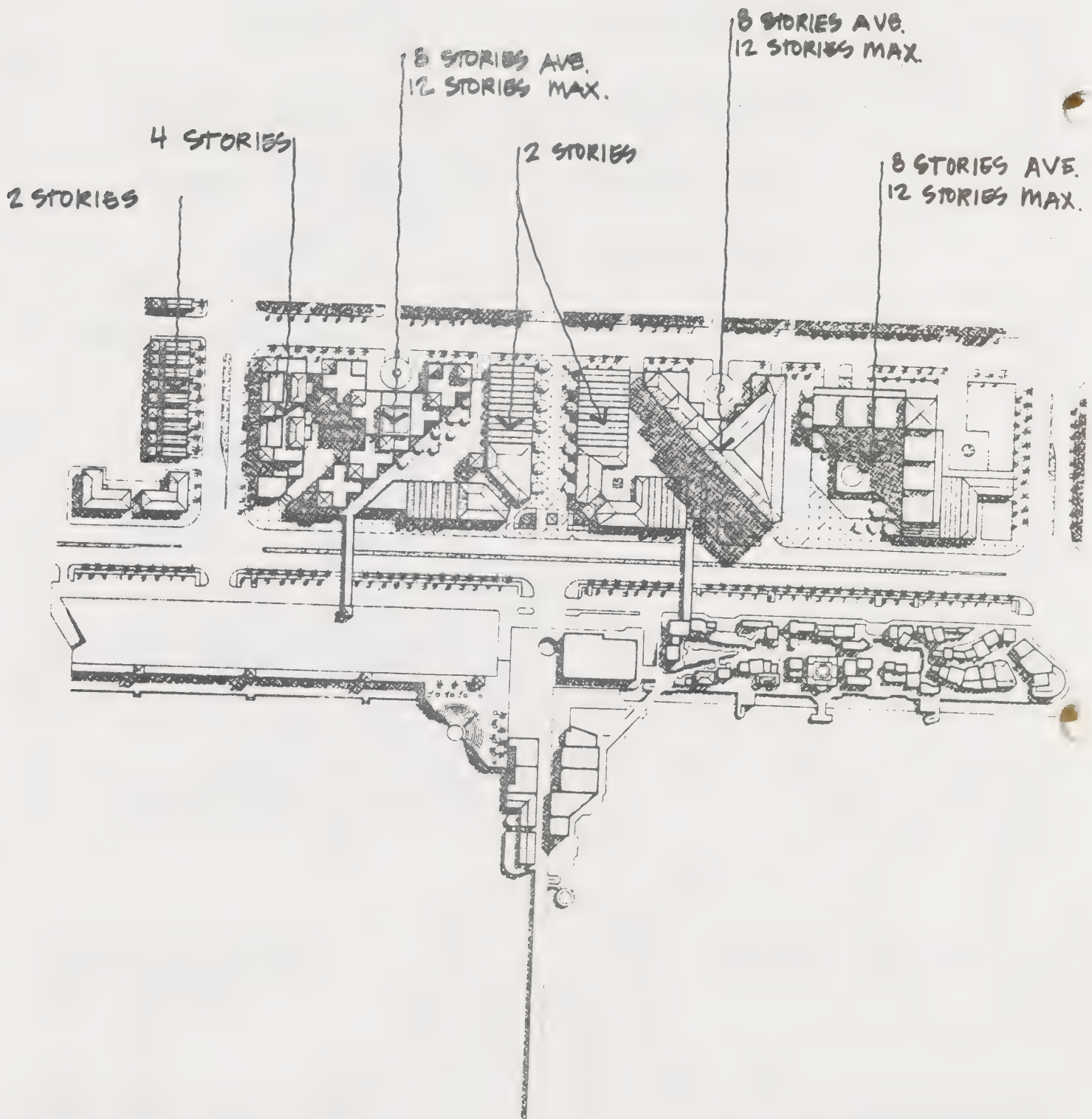
Main-Pier Redevelopment Sub Areas

PHASE 2

PHASE 1



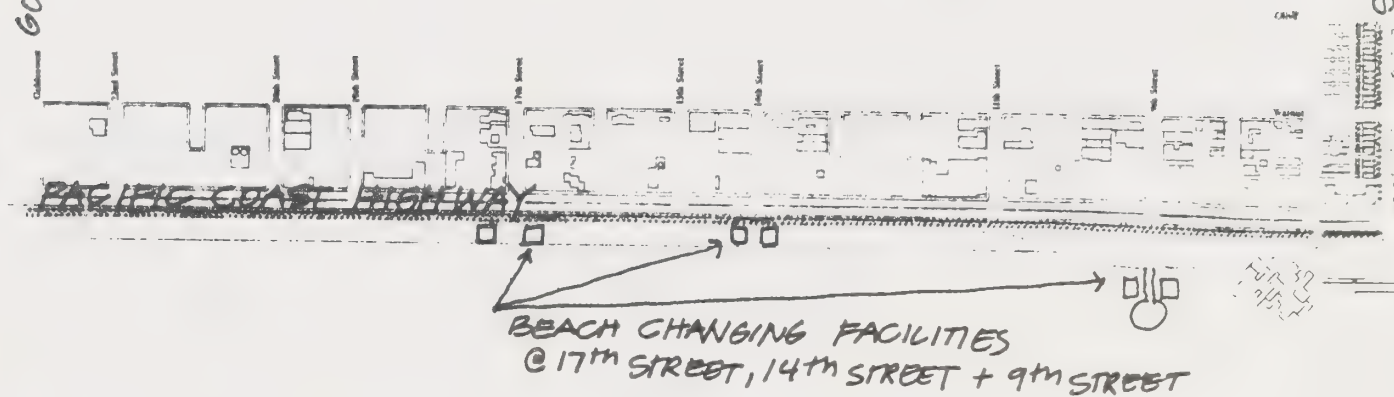
Sub Area One
Illustrative Plan



Sub Area One
Recommended Building Heights

GOLDEN WEST BLVD.

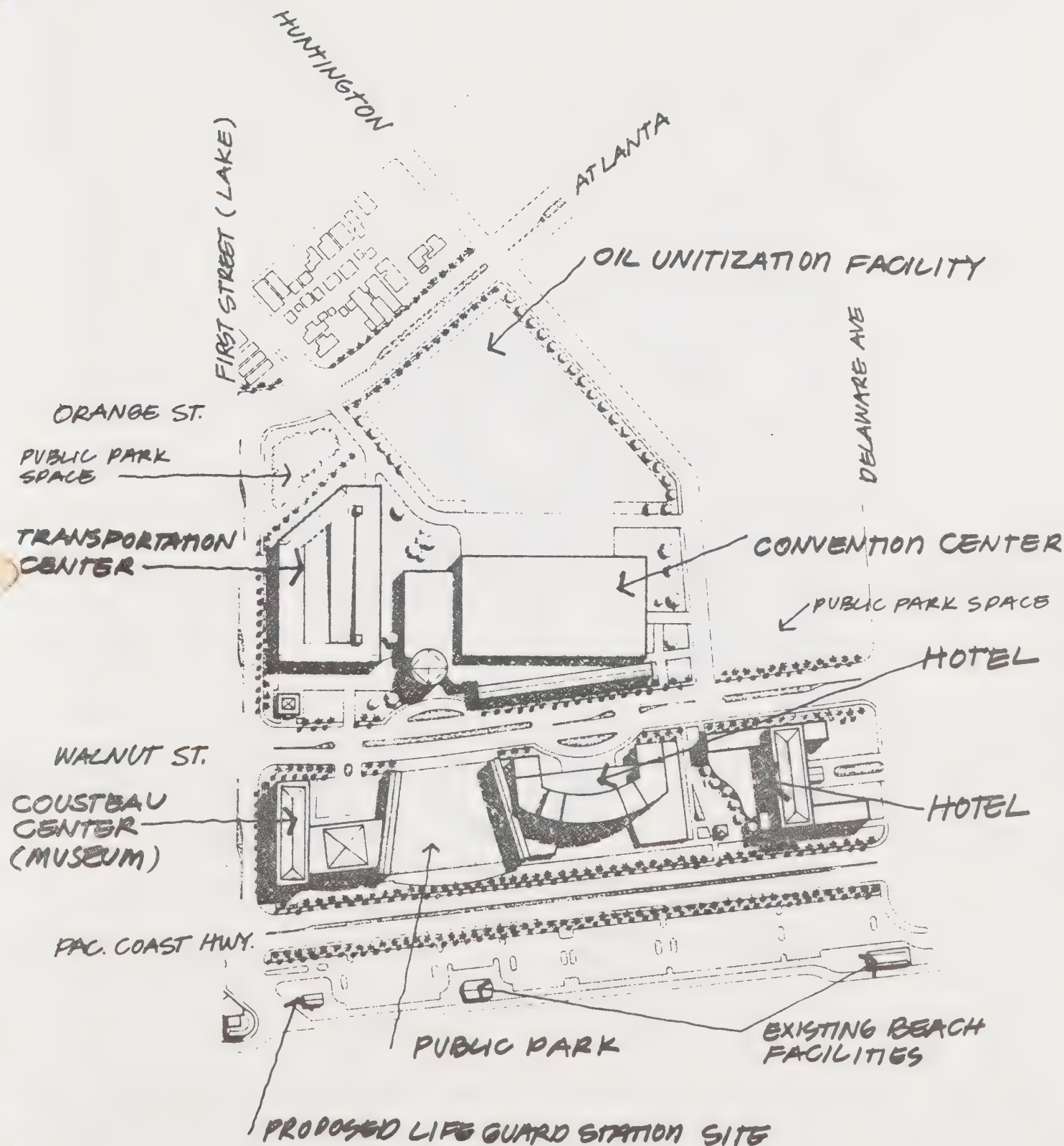
SIXTH STREET



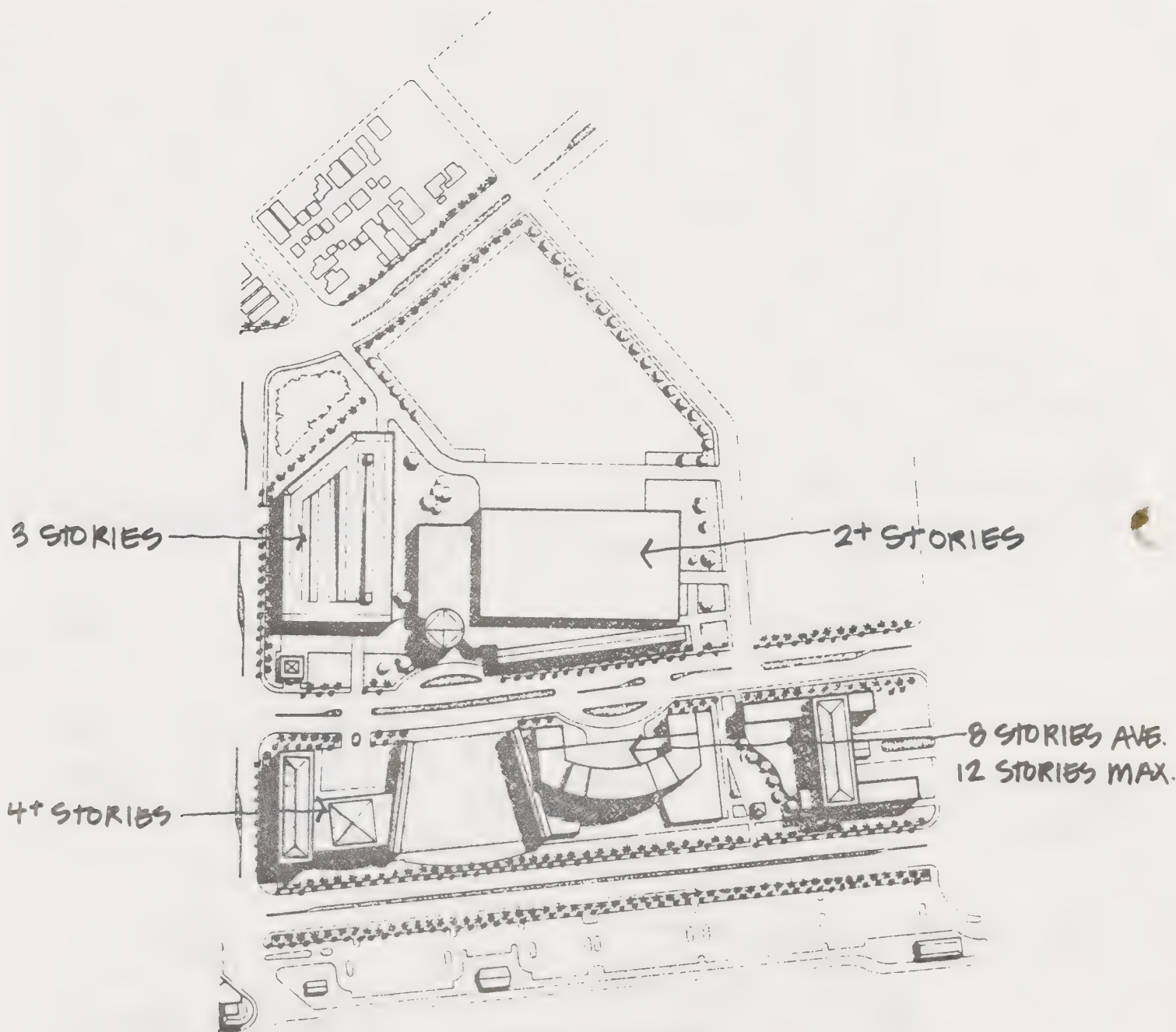
BLUFF TOP PARK

PRESERVATION OF REMAINING BEACH LAND FOR RECREATIONAL USES

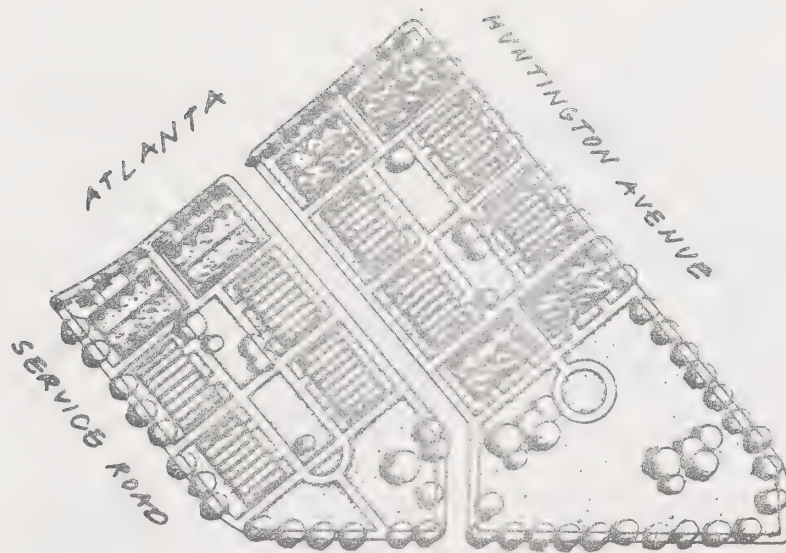
Sub Area Two
Illustrative Plan



Sub Area Three
Illustrative Plan



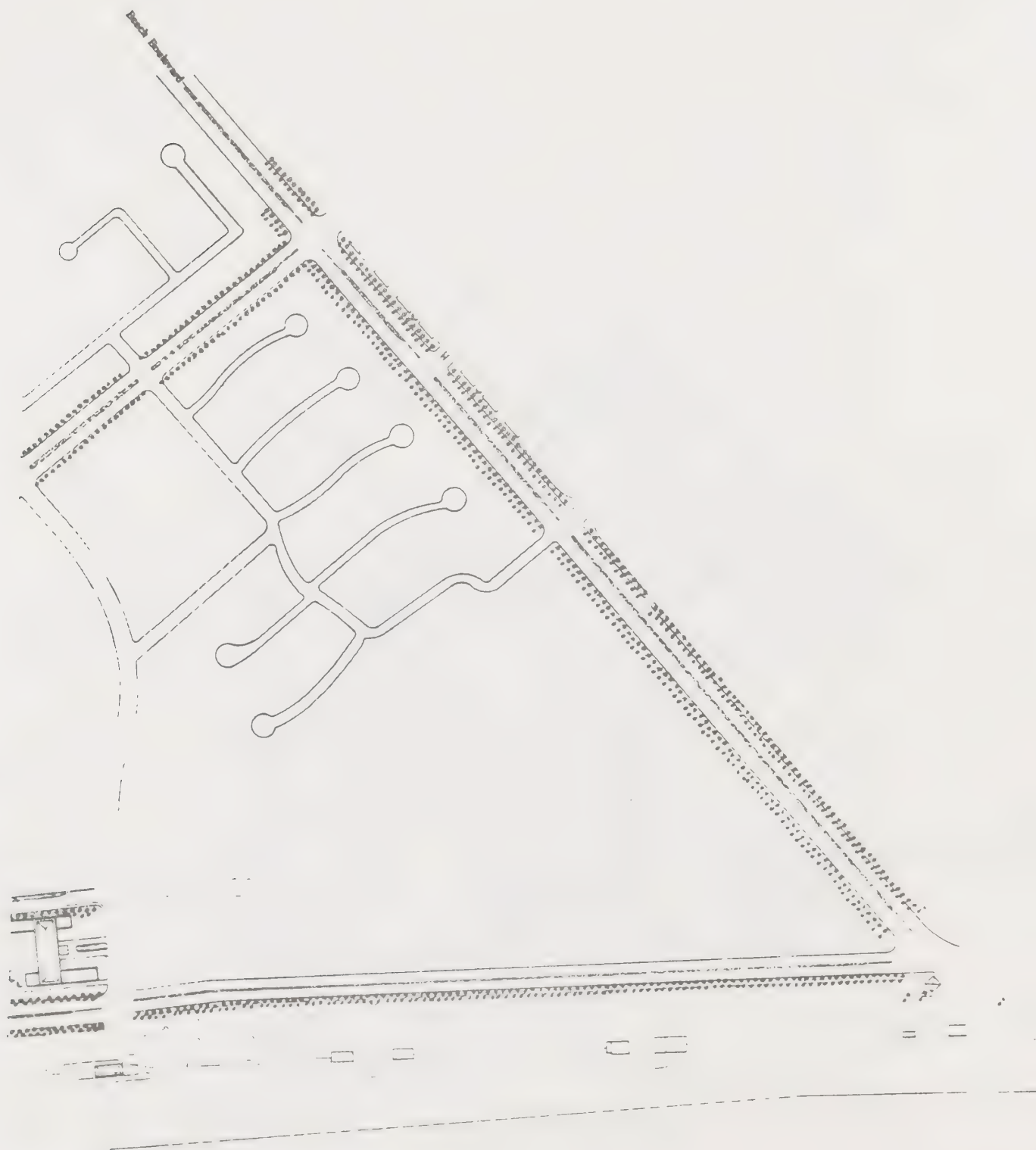
Sub Area Three
Recommended Building Heights



CONVENTION CENTER
LOADING DOCK AREA

176 RESIDENTIAL UNITS

Sub Area Three Alternative Scheme



SUB AREA 4 HAS BEEN DELETED FROM THIS STUDY

Sub Area Four
Illustrative Plan

CITY PARKING GARAGE

MAIN STREET
PEDESTRIAN PLAZA
PRIMARY COMMERCIAL STREET

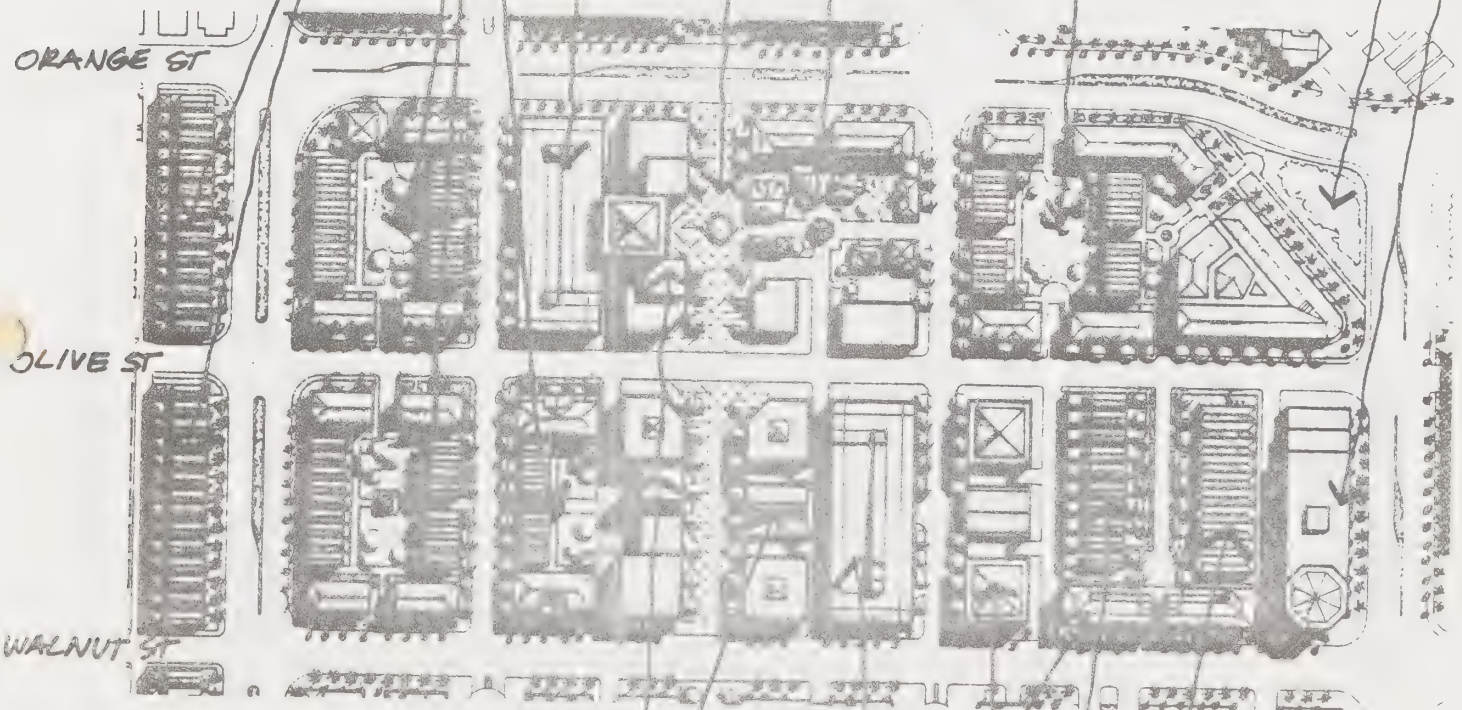
'HISTORIC' SQUARE
(OLD TOWN)

MULTI FAMILY
RESIDENTIAL DEVEL.

SINGLE FAMILY
TOWNHOUSES

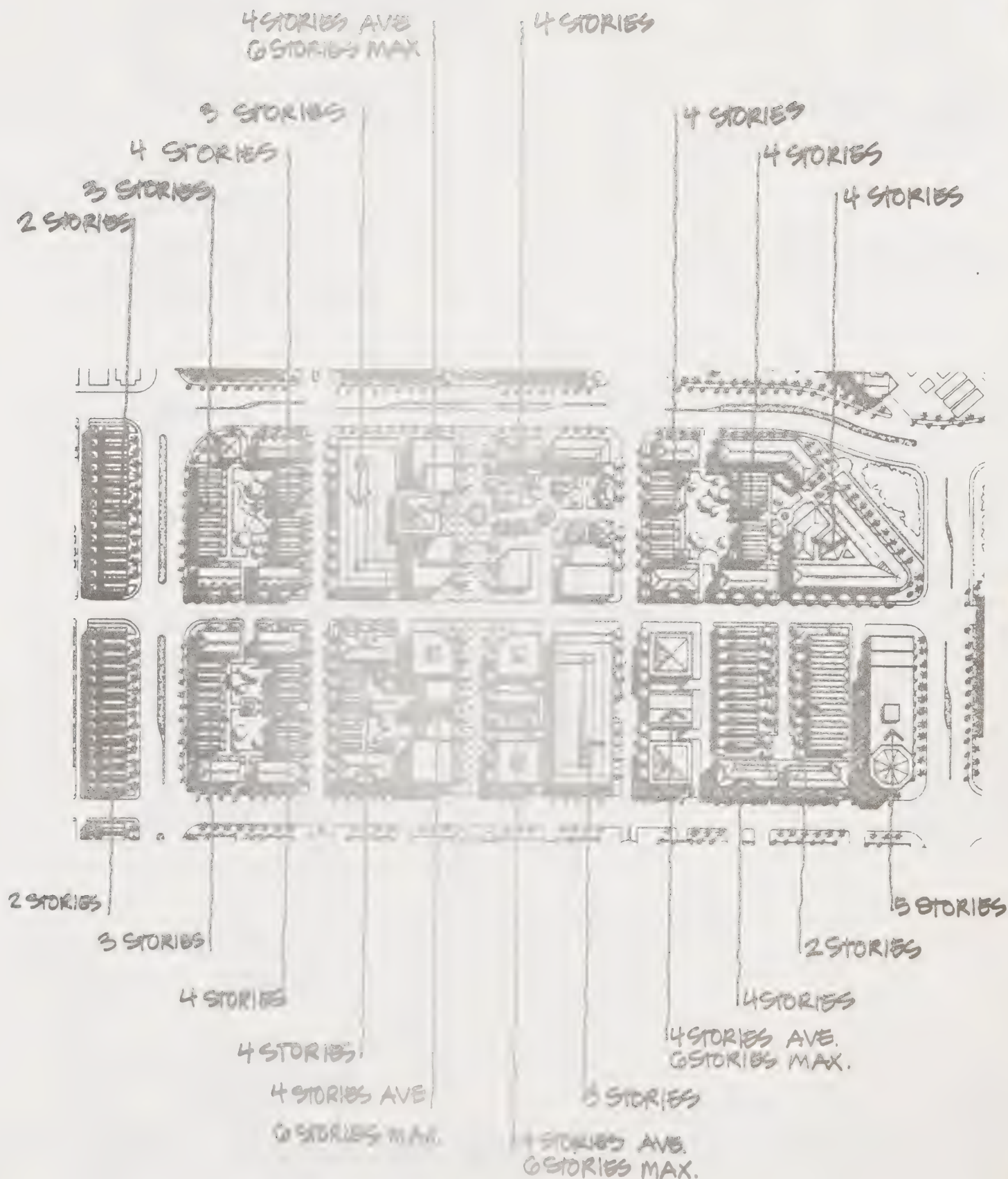
MULTI FAMILY
RESIDENTIAL DEVEL.

OFFICE SPACE
PARK SPACE



OFFICE SPACE AND GROUND
FLOOR COMMERCIAL ALONG MAIN STREET CITY PARKING GARAGE

Sub Area Five Illustrative Plan



Sub Area Five
Recommended Building Heights



5 LEVEL QUARTER BLOCK PARKING GARAGE

Alternate Parking and Housing Scheme



Sub Area Six
Illustrative Plan



Sub Area Six
Recommended Building Heights

Comparison With Downtown Specific Plan

PROJECTED SCOPE OF DEVELOPMENT

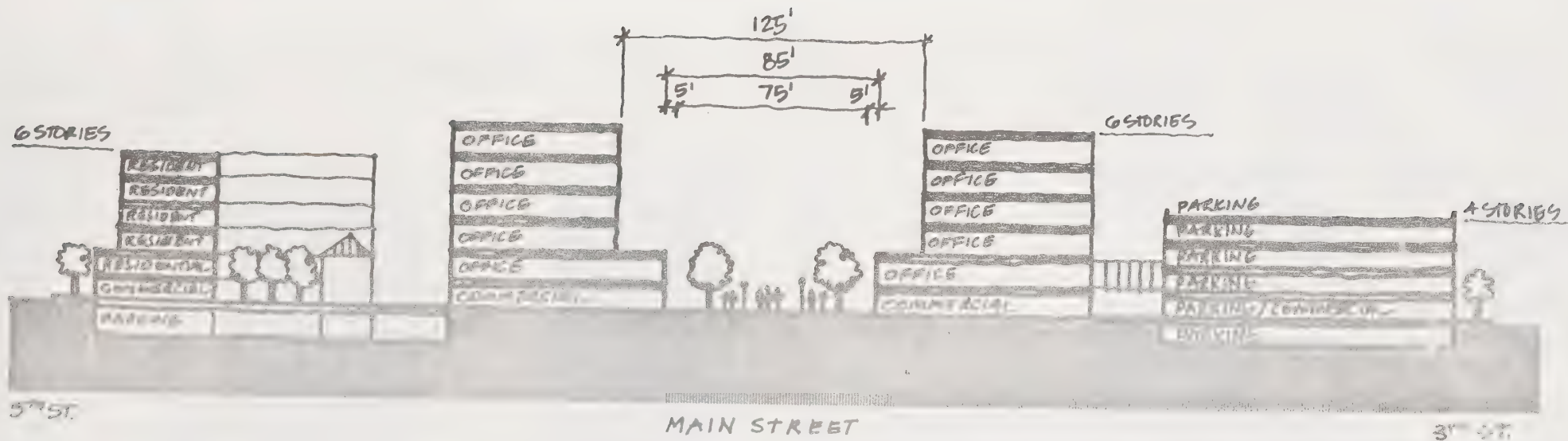
USE	DOWNTOWN SPECIFIC PLAN DISTRICT	EXISTING DEVELOPMENT (1986)	E.I.R. MAX. BUILDOUT	MODIFIED BUILDOUT	DOWNTOWN S.P. CONCEPT*	UPDATE 1985	UPDATE 1986	RECOMMENDED MAX.	RECOMMENDED DEV.
COMMERCIAL HOTEL RESIDENTIAL	1	15,000 sf - -	101,875 sf - -	53,375 sf - 143 units	50,000 sf - 150 units	50,000 sf - -	45,000 sf 54 rms -	45,000 sf (1) 54 rms (1) DU	45,000 sf (1) 54 rms (1) DU
COMMERCIAL HOTEL RESIDENTIAL	2	10,000 sf 45 rms 150 units	- - 1823 units	- - 870 units	- - 1000 units	- - 800 units	- - 500 units	- - 500 DU (1)	- - 500 DU (1)
COMMERCIAL HOTEL OFFICE RESIDENTIAL MULTI PURPOSE	3	88,000 sf - - 35 units -	440,328 sf - 440,328 sf 598 units -	150,545 sf - 120,545 sf 431 units -	80,000 sf 800 rms 20,000 sf 400 units 100,000 sf	80,000 sf 850 rms 25,000 sf 200 units -	240,000 sf 520 rms - 275 units -	280,000 sf (3) (8) 700 rms - 275 DU -	280,000 sf (3) (8) 800 rms - 260 DU -
COMMERCIAL OFFICE RESIDENTIAL	4	- - 50 units	273,388 sf 273,388 sf 862 units	182,382 sf 184,184 sf 330 units	50,000 sf - 100 units	- 50,000 sf 150 units	- - 300 units	13,000 sf 32,000 sf 200 DU	13,000 sf 32,000 sf 150 DU
COMMERCIAL OFFICE RESIDENTIAL	5	111,000 sf 35,000 sf 50 units	338,038 sf 338,038 sf 540 units	268,324 sf 268,324 sf 204 units	150,000 sf 75,000 sf 200 units	75,000 sf 50,000 sf 108 units	120,000 sf 80,000 sf 200 units	180,000 sf 445,000 sf -	173,000 sf 380,000 sf -
COMMERCIAL OFFICE RESIDENTIAL	6	43,000 sf 40,000 sf 20 units	542,404 sf - 487 units	241,444 sf - 487 units	130,000 sf 75,000 sf 200 units	90,000 sf 45,000 sf 375 units	83,000 sf 40,000 sf 450 units	80,000 sf (4) 380 DU -	55,000 sf (4) 360 DU -
COMMERCIAL HOTEL MUSEUM	7	75,000 sf 50 rms -	575,883 sf - -	230,345 sf - -	50,000 sf 400 rms -	50,000 sf 400 rms -	25,000 sf 200 rms 100,000 sf	800 rms 18,000 sf -	500 rms 120,000 sf -
COMMERCIAL RESIDENTIAL CONVENT. CTR. OIL UTIL.	8A	- - - -	- - - -	- - - -	- - - -	- - - -	- - - -	10,000 sf 188 DU 280,000 sf 35 Pumps	5,000 sf - 200,000 sf -
RESIDENTIAL	8B	159 units	1886 units	1886 units	1800 units	1800 units	1250 units	800 DU	900 DU (1)
COMMERCIAL HOTEL RESIDENTIAL	9	- 144 rms 80 units	250,000 sf 400 rms -	250,000 sf 400 rms -	50,000 sf 400 rms -	50,000 sf 400 rms -	80,000 sf 800 rms -	80,000 sf (1) 800 rms -	80,000 sf (1) 800 rms -
COMMERCIAL MUSEUM	10	18,000 sf -	- -	- -	75,000 sf -	80,000 sf 100,000 sf	105,000 sf (incl. exist)	125,000 sf (7)	125,000 sf (7)
COMMERCIAL RESIDENTIAL	11	7,000 sf 108 units	- -	- -	25,000 sf -	25,000 sf -	25,000 sf -	10,000 sf 108 DU	7,000 sf 108 DU
TOTAL									
COMMERCIAL HOTEL RESIDENTIAL OFFICE MUSEUM CONVENT. CTR. OIL UTIL.		287,500 sf 238 Rms 850 Units 75,000 sf - -	2,521,874 sf - 6304 Units 1,082,732 sf - -	1,358,389 sf - 4631 Units 583,084 sf - -	870,000 sf 1800 Rms 3850 Units 170,000 sf -	480,000 sf 1850 Rms 3234 Units 170,000 sf -	723,000 sf 1574 Rms 2975 Units 100,000 sf -	803,000 sf 2154 Rms 2580 DU 507,000 sf 180,000 sf 280,000 sf	783,000 sf 1954 Rms 2208 DU 432,000 sf 120,000 sf 200,000 sf 35 Pumps

FOOTNOTES:

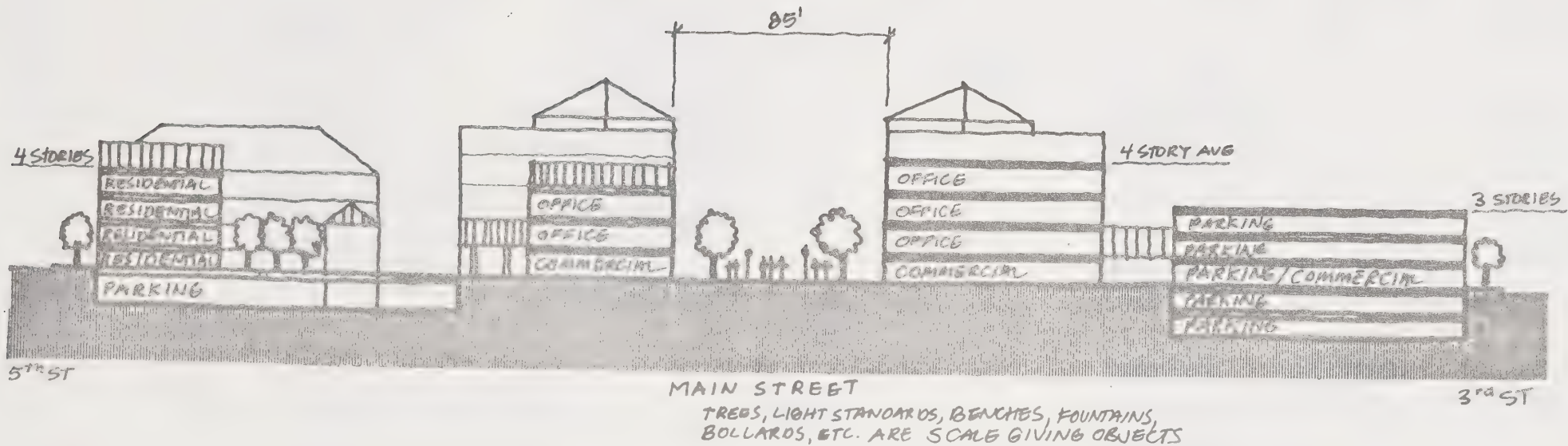
1. Not included in 30I study numbers supplied by Redevelopment Agency Downtown specific plan alternative development scenarios.
2. Based on existing condition 1986.
3. Includes 80 S+R @ (80) 625 + 20% = 45,000 GSF.
4. 2500 SF commercial along Orange contributing to in lieu parking load.
5. In lieu parking road (parking allowed off site by specific plan.
Commercial @ 8.25/1000
Office @ 11350
6. Beach Parking Load.
7. Pier Side Development - 4/8/86 108,000 N Leasable SF
888 Parking
1,147 Parking
8. Phase 2 Development - 4/8/86 117,000 GSF Commercial
45,000 GSF+S (80 S+R) 625 @ 20% = 45,000 GSF
260 Dwelling Units
888 Parking

* Note: Represents a concept for development and does not reflect the maximum total development for the districts.

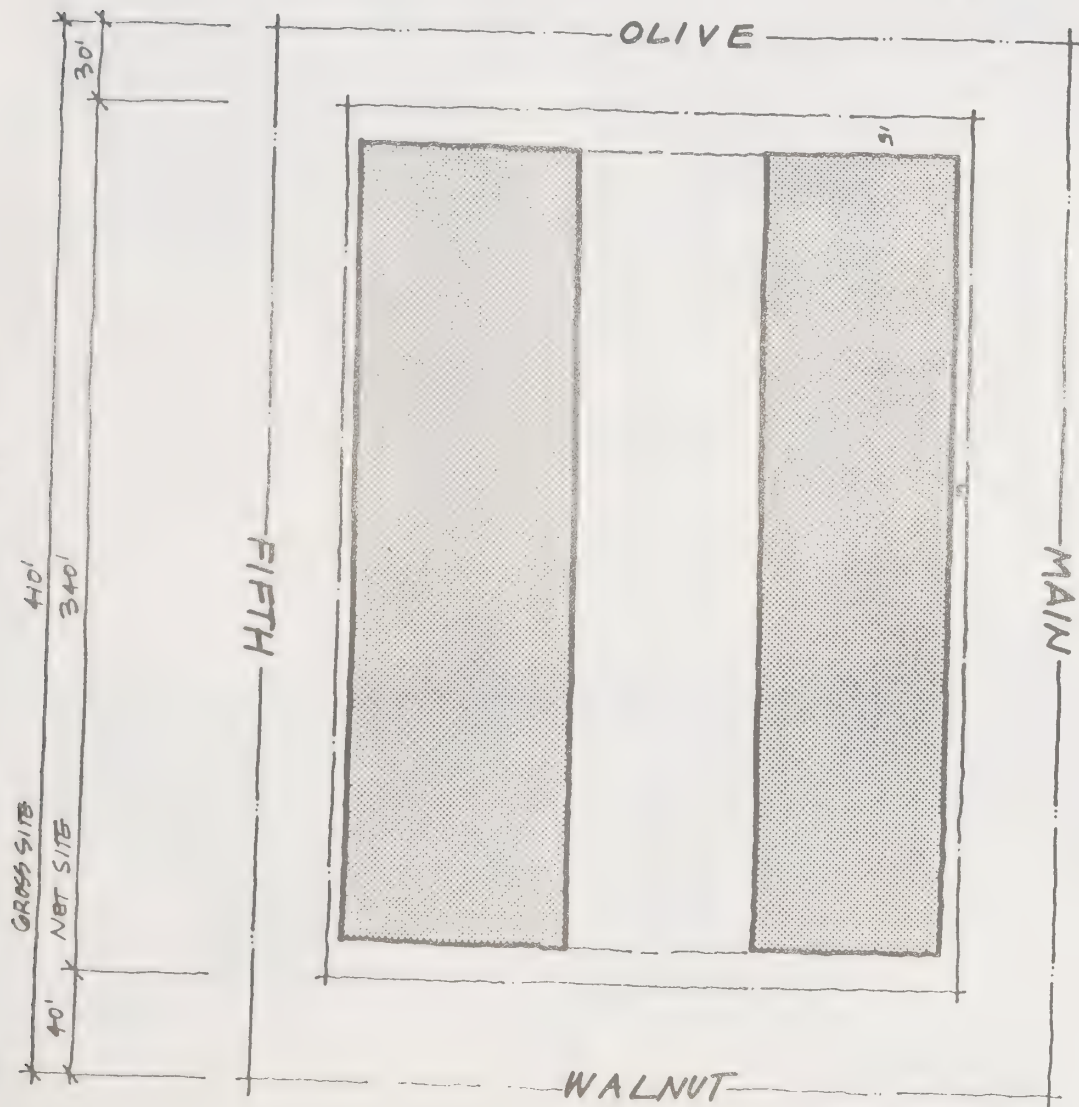
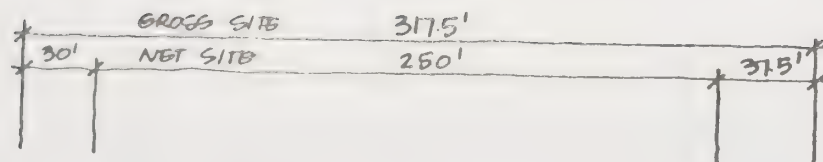
Development Scenario Comparison



Typical Section Specific Plan



Typical Section Recommendation



DISTRICT 5

GROSS SITE 130,175 SF 2.98 ACRES
NET SITE 85,000 SF

FULL BLOCK DEVELOPMENT

MAX DENSITY 25 FAR (2.98 ACRES) 325,438 SF
25 FAR (85,000 SF) 115% 244,375 SF
35 UNITS / ACRE 105 D. UNITS
50% MAXIMUM RESIDENTIAL USE
MAXIMUM BUILDING HEIGHT 6 LEVELS
MAXIMUM SITE COVERAGE —
PUBLIC OPEN SPACE 10% (NET SITE) 8500 SF

244,375 SF MAXIMUM DENSITY 25 (85,000) 115%

105 R. UNITS

RESIDENTIAL @ 50% 122,188 SF
105 UNITS @ 1164 SF / UNIT AVERAGE

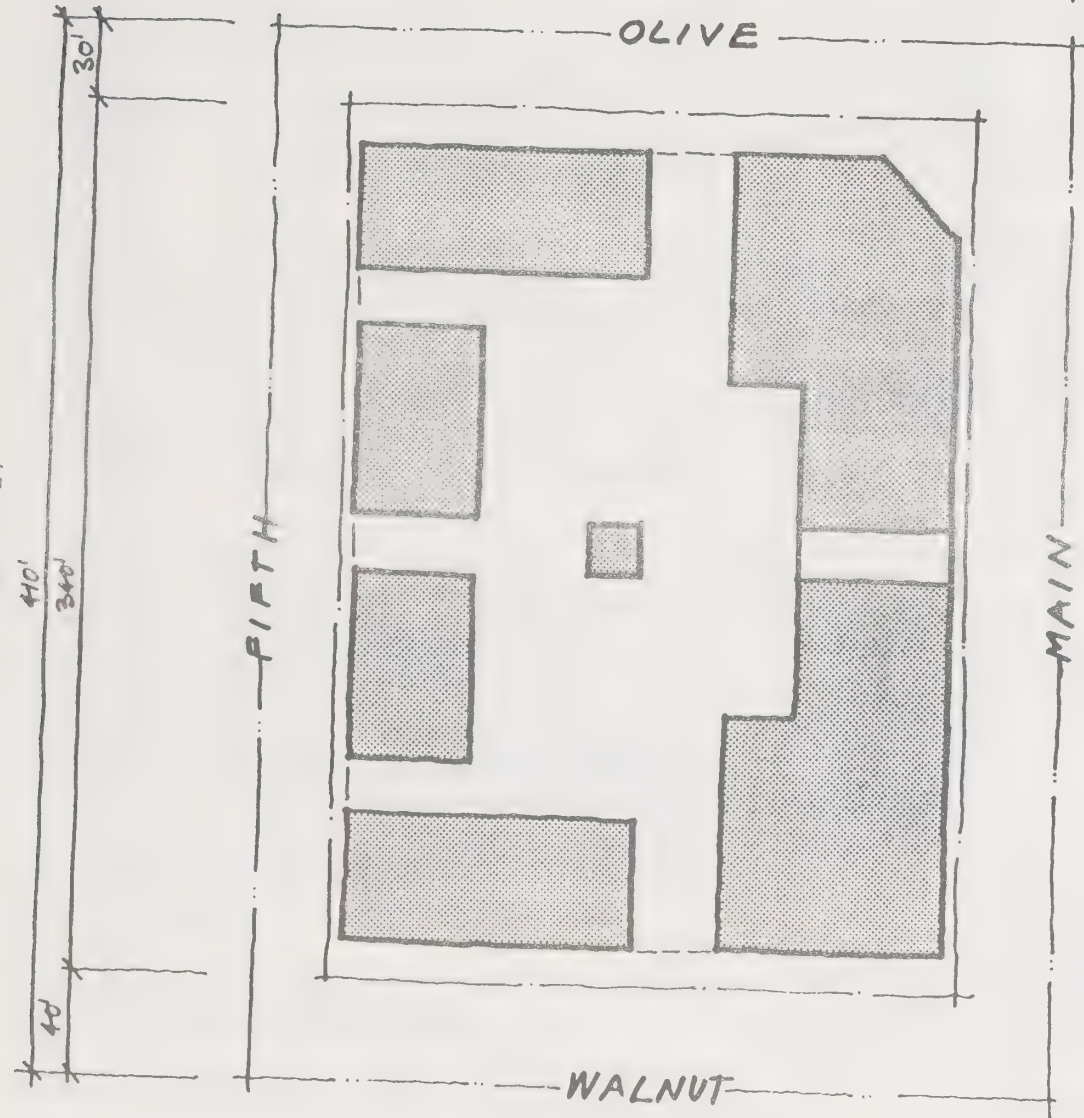
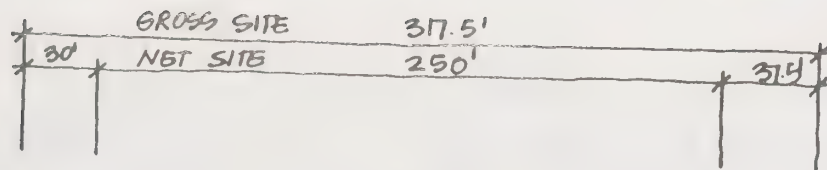
COMMERCIAL @ 50% 122,188 SF
OFFICE 72,624 SF
COMMERCIAL 49,564 SF

756 CAR COUNT

RESIDENTIAL ON SITE ⁽¹⁾ 238
OFFICE ⁽²⁾ 208
RETAIL ⁽³⁾ 310

756
1. GUEST @ .5 / UNIT (105)
1BR @ 1.5 / UNIT (50)
2BR @ 2 / UNIT (55)
2. 1 / 350 SF
3. 6,25 / 1000 SF 25% RESTAURANT

- Maximum Allowed Full Block Development Specific Plan



DISTRICT 5

GROSS SITE 130,175 SF 2.98 ACRES
NET SITE 85,000 SF

FULL BLOCK DEVELOPMENT (SPECIFIC PLAN)

MAX. DENSITY 25 FAR (2.98 ACRES) 325,438 SF
2.5 FAR (85,000 SF) + 15% 244,375 SF
35 UNITS/ACRE 105 D. UNITS
50% MAXIMUM RESIDENTIAL USE
MAXIMUM BUILDING HEIGHT 6 STORIES
MAXIMUM SITE COVERAGE
PUBLIC OPEN SPACE 10% (NET SITE) 8500 SF

174,000 SF

RECOMMENDED DENSITY

60 R. UNITS

RESIDENTIAL

78,000 SF

60 UNITS @ 1300 SF/UNIT AVERAGE

COMMERCIAL

90,000 SF

OFFICE 72,000 SF

RETAIL 24,000 SF

450 CAR COUNT

RESIDENTIAL ⁽¹⁾ 100

OFFICE ⁽²⁾ 200

RETAIL ⁽³⁾ 150

450

1. GUEST @ .5/UNIT (60)

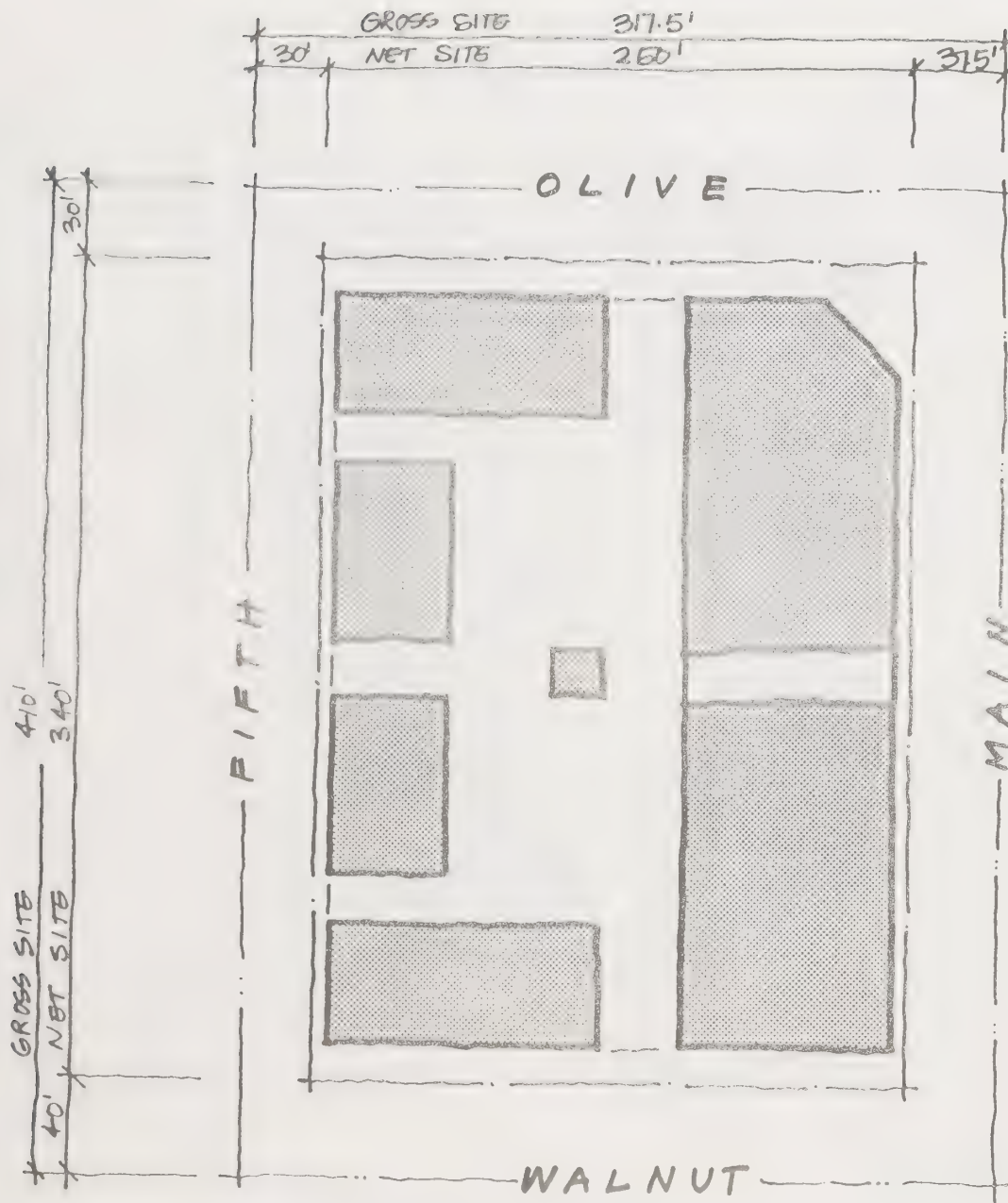
1BR @ 1.5/UNIT (40)

2BR @ 2/UNIT (20)

2. 1/350 SF

3. 6.25/1000 SF ; 25% RESTAURANT

Recommended Development



DISTRICT 5

GROSS SITE 130,175 SF 2.98 ACRES
NET SITE 85,000 SF

FULL BLOCK DEVELOPMENT (SPECIFIC)

MAX DENSITY 2.5 FAR (2.98 ACRES) 325,438 SF
2.5 FAR (85,000 SF) + 15% 244,375 SF
35 UNITS/ACRE 1050 UNITS
50% MAXIMUM RESIDENTIAL USE
MAXIMUM BUILDING HEIGHT 6 STORIES
MAXIMUM SITE COVERAGE
PUBLIC OPEN SPACE (10% NET SITE) 8500 SF

191,600 SF RECOMMENDED MAXIMUM DENSITY

80 R. UNITS
RESIDENTIAL 80,000 SF
80 UNITS @ 1000 SF / UNIT AVERAGE

COMMERCIAL 111,600 SF
OFFICE 83,700 SF
RETAIL 27,900 SF

590 CAR COUNT

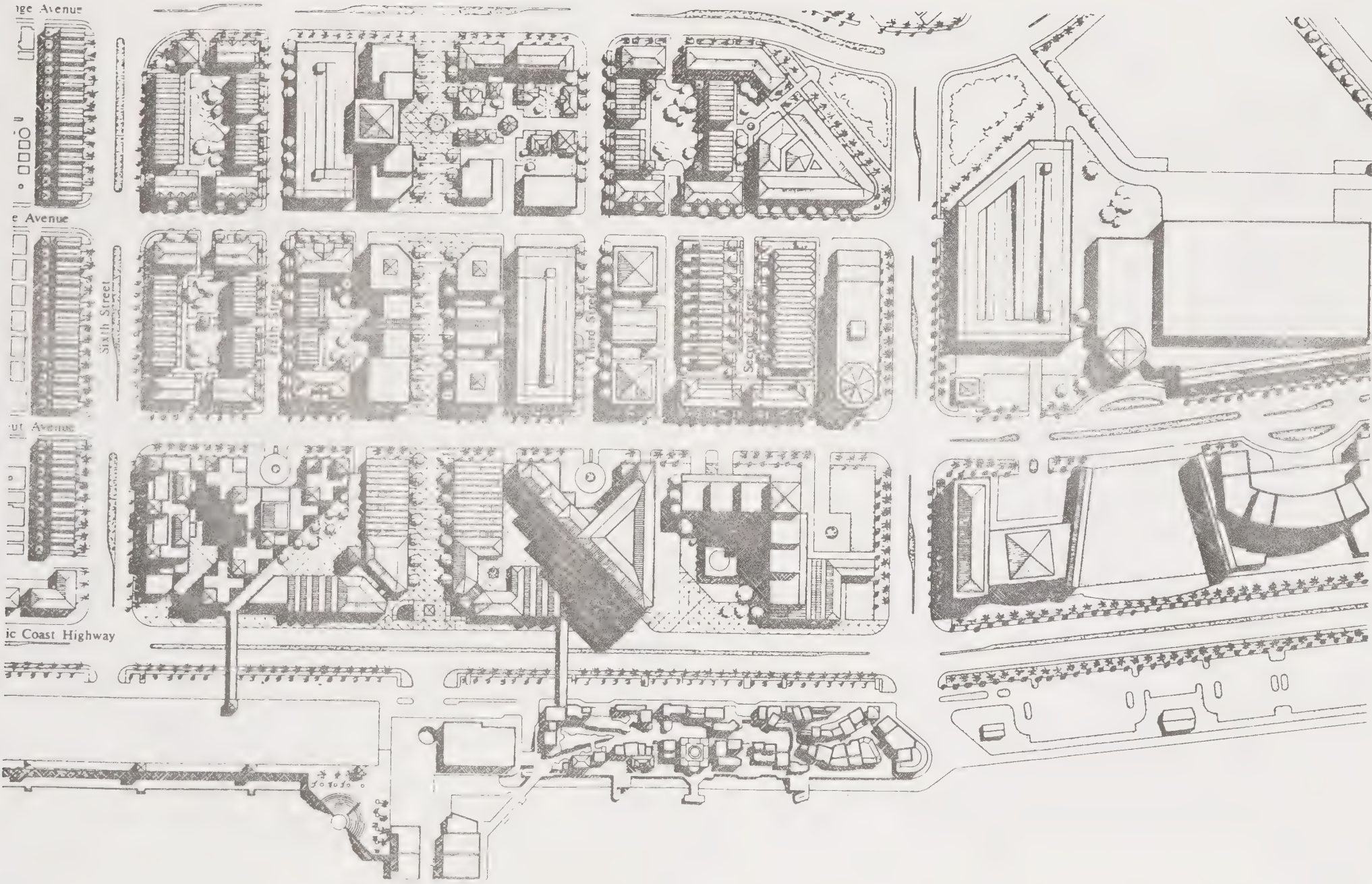
RESIDENTIAL⁽¹⁾ 175
OFFICE⁽²⁾ 240
RETAIL⁽³⁾ 175
590

1. GUEST @ .5 / UNIT (80)
1BR @ 1.5 / UNIT (50)
2BR @ 2 / UNIT (30)

2. 1 / 350 SF

3. 0.25 / 1000 SF ; 25% RESTAURANT

Recommended Maximum Development



COMPARISON OF THE DOWNTOWN SPECIFIC PLAN DEVELOPMENT STANDARDS AND THE MAIN-PIER REDEVELOPMENT MASTER PLAN SUBAREAS DEVELOPMENT PROPOSALS

In comparing the adopted development standards of the City's Downtown Specific Plan with the proposed development scenario presented in the draft Main-Pier Redevelopment Master Plan prepared by 3D/International it is important to note the difference between districts and subareas. The districts (1 thru 11) in the Downtown Specific Plan were established to create separate but compatible base zones within the downtown area. The subareas (1 thru 7) in the Main-Pier Redevelopment Master Plan were established as subareas of the Main-Pier Redevelopment Area Plan in order to establish potential project areas.

The following comparison will focus on three of the seven redevelopment plan subareas (1, 5, & 6) which contain five Downtown Specific Plan districts (3, 4, 5, 6, & 10). The comparison will review each of the three redevelopment subareas and identify any potential conflicts with the specific plan district development standards.

SUBAREA 1:

(Downtown Specific Plan Districts 3 & 10). The intent of the proposed master plan in this subarea is in total compliance with the purpose adopted in the specific plan for Districts 3 & 10.

District 3

The specific plan calls for visitor-serving commercial activities which will serve the needs of the surrounding community in providing an off-season clientele. Development should include large amounts of open space to further promote an open feeling and to provide additional view opportunities. Residential and office space may also be allowed as long as the required commercial is provided.

The development concept as represented in the Master Plan and model will raise an issue with the following development standards:

4.5.01 Permitted Uses:

- Requires that projects on one full block or larger permit only up to 1/2 of the total square footage for residential uses.

Issue: A greater degree of flexibility may be necessary on the first few projects to be developed in this district.

The current market is stronger for residential uses than for office and commercial. Provided that a project devotes the entire first floor and any areas adjacent to second floor plazas for commercial the ratio of residential to commercial square footage may not be all that significant. The overall merits, benefits and design of large projects may be of a greater concern than stringent adherence to the existing standard; therefore, the project needs to be individually analyzed.

4.5.05 Maximum Site Coverage:

- Requires that a maximum of 50 percent of the net area may be developed.

Issue: Can second floor open space in the form of public plazas be considered exempt from the coverage calculation.

If an area is truly devoted to public open space, open to the sky, and is proposed for an elevation above the existing grade to permit subterranean parking should that simply be counted as site coverage or can other consideration be given based on the merits of the individual project design.

There is presently sufficient latitude through the special permit process for this type of consideration on a project by project basis. The special permit may be granted when a significantly greater benefit from the project can be provided than would occur if all minimum requirements were met.

Conclusion:

Through proper implementation of the special permit provision the proposed Master Plan for Subarea One can be achieved, therefore, an amendment to the Specific Plan would not be necessary.

District 10:

The development plan as represented in the Master Plan and model is intended to reflect the Pierside Village project as conditionally approved. Proposed development on the up coast side of the pier will be designed and submitted for review and approval in total compliance with the District 10 standards.

As the Pierside Village plan is modified to reflect the conditions of approval imposed on the project, the Master Plan and model will likewise be modified to reflect these changes.

SUBAREA 5:

(Downtown Specific Plan Districts 4 & 5). The intent of the proposed master plan in this subarea is somewhat different from the adopted specific plan with respect to the districts mandated mixed-use requirements.

District 4:

The purpose of District 4 which flanks the downtown core is to provide a transition zone from the existing residential areas to the commercial Main Street corridor. Mixes of uses office, commercial, and residential are permitted.

The Master Plan presented by 3D/International raises issue with the requirement of mixed uses.

4.6.01 Permitted Uses:

- Requires that residential uses not constitute more than two-thirds of the gross square footage of any new development.

Issue: The proposed Master Plan recommends that residential uses without a forced mix of office or commercial space in each project be considered. A good

transition from a medium density residential area, which is characteristic of the Townlot area to the west of the downtown core, to a highly commercial area can be achieved with higher density residential projects.

As previously stated the current market is strong for residential development in the downtown area. At the same time office and commercial market demand may be more limited, therefore it should be concentrated along the Main-Street corridor. By providing an opportunity for new residential in the downtown core, the city will be building in a clientele for new and expanded office and commercial uses in the downtown area.

Conclusion:

The special permit process may not be used for deviations from the permitted uses standard; therefore, an amendment to the specific plan would be necessary to implement this recommendation of the Master Plan.

District 5:

The purpose of District 5 is to re-establish the core as the downtown for the City by creating a more urban atmosphere, encouraging relatively higher intensity development with viable commercial, office, and residential uses.

The development plan as represented in the Master Plan and model raises no issues and should be able to comply with all the District 5 development standards.

SUBAREA 6:

(Downtown Specific Plan District 6). The intent of the proposed master plan in this subarea is also somewhat different from the adopted specific plan with respect to mixed-use requirement.

District 6:

The purpose of District 6 is to provide a location for general purpose commercial enterprises to serve surrounding residents. The district also calls for public facilities and permits the development of office and residential uses. The intent is to establish a mixed-use node which will anchor the inland end of the Main-Pier corridor.

The proposed master plan raises issue with the requirement of mixed uses as a requirement of all development projects.

4.8.01 Permitted Uses:

- Requires that residential uses only be permitted as part of mixed use development projects.

Issue: The Master Plan recommends that residential projects with minimal or no commercial square footage included be considered.

The Master Plan identifies an area north of the Town-Square Project area bounded by Main and Lake Streets and Palm Avenue as the area for general retail activities. This shift in the year-round retail node up Main Street by one block will then provide an opportunity for a greater concentration of residential uses immediately adjacent to the downtown core, thus providing the Main Street commercial with a built in clientele.

Conclusion:

The special permit process may not be used for deviation from the permitted use requirement which only allows residential uses in mixed use projects.

Both the original concept in the Downtown Specific Plan and the proposed Master Plan address a valid concern for new general retail in the downtown area. One solution may be to require that the first project to apply for development permits be required to prepare a Master Plan for the entire district which adequately addresses all the issues and uses. This approach may require an amendment to the Specific Plan

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Huntington Beach Planning Dept.

COMPARISON OF THE DOWNTOWN SPECIFIC PLAN
DEVELOPMENT STANDARDS AND THE
MAIN-PIER REDEVELOPMENT MASTER PLAN SUBAREAS
DEVELOPMENT PROPOSALS

UNIVERSITY OF CALIFORNIA
STUDIES LIBRARY

MAK 11/10/00

UNIVERSITY OF CALIFORNIA

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RESOLUTION NO. 139

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE
CITY OF HUNTINGTON BEACH APPROVING A MASTER PLAN
TO CONTROL THE INTENSITY OF FUTURE DEVELOPMENT
WITHIN A PORTION OF THE MAIN PIER REDEVELOPMENT
PROJECT AREA

UNIVERSITY OF CALIFORNIA

WHEREAS, the Redevelopment Agency wishes to establish a Master Plan of Land Use for control of the future redevelopment projects within the Main Pier Redevelopment area, and

The City of Huntington Beach hired 3-D International, as a consultant, to prepare a physical model to demonstrate desirable buildout, and

The model depicts a geographical area within a portion of the Main Pier Redevelopment Project Area bounded by Sixth Street, Palm Avenue, Lake Street, and that area on the ocean side of Pacific Coast Highway encompassed with the prolongation of Sixth Street and Lake Street, and such model has been reviewed by the City Council, Redevelopment Agency, and Planning Commission at a joint study session, and

The model was constructed in compliance with the concept of intensity of Land Use of the Downtown Specific Plan, and

The City of Huntington Beach's reviewing agencies need assurances that the projects inland from Pacific Coast Highway have reasonable intensity,


NOW, THEREFORE, BE IT RESOLVED that the Redevelopment Agency hereby approves the 3-D International model for guidance to and as a limiting factor of all future developments to be constructed within the Main Pier Project area generally bounded by Sixth Street, Palm Avenue, Lake Street, and the area encompassed by the

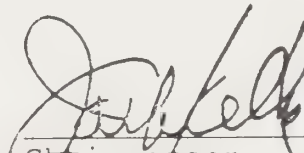
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prolongation of Sixth Street and Lake Street seaward, and to put all property owners and future developers on notice that the model, as approved, shall be the guiding factor in use intensity within the areas.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the 2nd day of March, 1987.

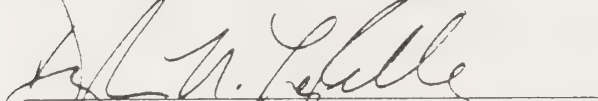
ATTEST:


Alicia M. Wentworth
Agency Clerk


Chairperson

INITIATED AND APPROVED:

APPROVED AS TO FORM:


Deputy City Administrator

Agency Counsel



APPROVED:


Chief Executive Officer

1887L
2-20-87

STATE OF CALIFORNIA)
COUNTY OF ORANGE)
CITY OF HUNTINGTON BEACH)

I, ALICIA M. WENTWORTH, Clerk of the Redevelopment Agency of the City of Huntington Beach, California, DO HEREBY CERTIFY that the foregoing resolution was duly adopted by the Redevelopment Agency of the City of Huntington Beach at a meeting of said Redevelopment Agency held on the 2nd day of March, 19 87, and that it was so adopted by the following vote:

AYES: Members:


Winchell. Mays. Green, Erskine

NOES: Members:

Kelly

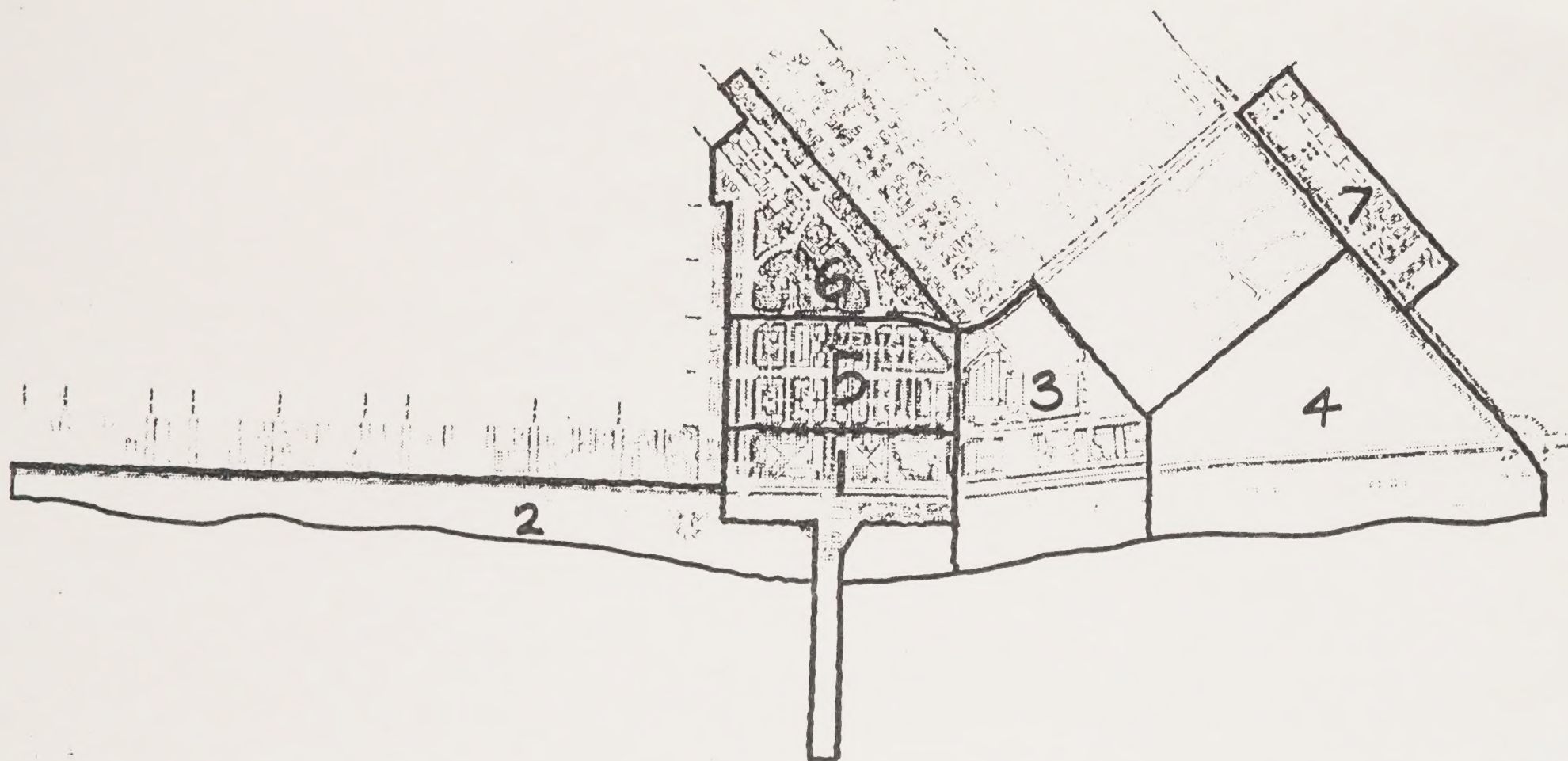
ABSENT: Members:

Finley (Bannister - out of room)


Clerk of the Redevelopment Agency of
the City of Huntington Beach, Ca.

3D/INTERNATIONAL RECOMMENDATIONS

1. Adoption of the redevelopment Master Plan as a basis for approving development proposals.
2. City initiation of infrastructure improvements:
 - Street relocation and widening
 - Creation of boulevards and a landscaping program
 - Creation of Main Street as a pedestrian zone
 - Development of the community center park
 - Development of the historic square (Old Town)
 - Construction of city parking garages
3. Approval of: (a) Pierside; (b) Phase I; (c) Phase II; (d) Town Square
4. Create and plan for a convention center to extend the visitor season and enlarge the economic base of the area.
5. Create and plan for the Transportation Center to serve the downtown community, beach users, and tourists.
6. Pursue the Cousteau Center as a major tourist destination.
7. Create community awareness, interest, and support by a public relations/education campaign.
8. Perform additional studies:
 - (a) A specific market/economic study to determine and understand how to better implement the plan and create a commercial/office market in the area.
 - (b) The existing oil wells are an obstacle to development. Determine if "unitization" is a feasible solution to the problem.
 - (c) Initiate a public relations/visitors bureau program to generate a broader tourist interest in the area. Creating a "NAME" for the downtown area is a critical part of this effort.
9. Sponsor competitions for the design of entry portals, gateways, fountains, public plazas, and parks to generate public support and understanding of the downtown redevelopment project.



Main-Pier Redevelopment Sub Areas

U.C. BERKELEY LIBRARIES



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